



37 Fitzhamon

37, Fitzhamon Avenue
Llantwit Major, CF61 1TN

Watts
& Morgan



37, Fitzhamon Avenue

Llantwit Major CF61 1TN

£1,350 Per Month

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A beautifully presented three-bedroom mid-terraced property, finished to a high standard throughout, offering stylish and comfortable living in a desirable area of Llantwit Major.

The property comprises an entrance hallway, a cosy front lounge featuring a charming log-burning stove, and a fitted kitchen with built-in appliances. To the rear, an open and airy conservatory provides a versatile additional living space.

Upstairs, there are three generously sized bedrooms and a modern family bathroom featuring a walk-in shower.

Externally, the property benefits from large, private and secure front and rear gardens, providing excellent outdoor space to enjoy.

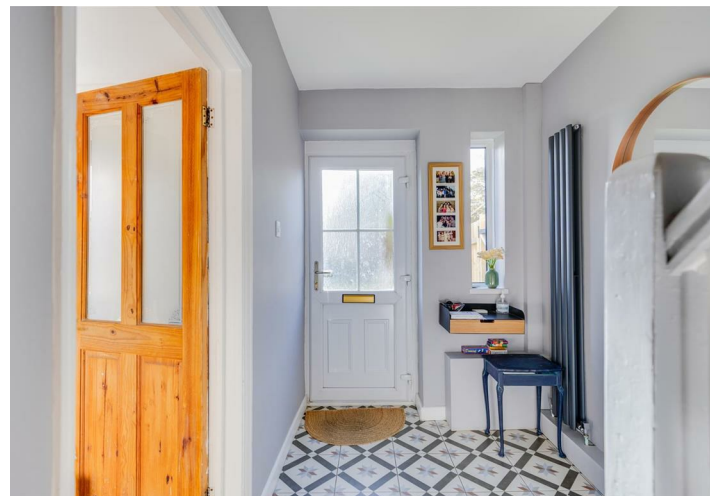
Council Tax Band - D
Awaiting new EPC

Directions

Your local office: Cowbridge

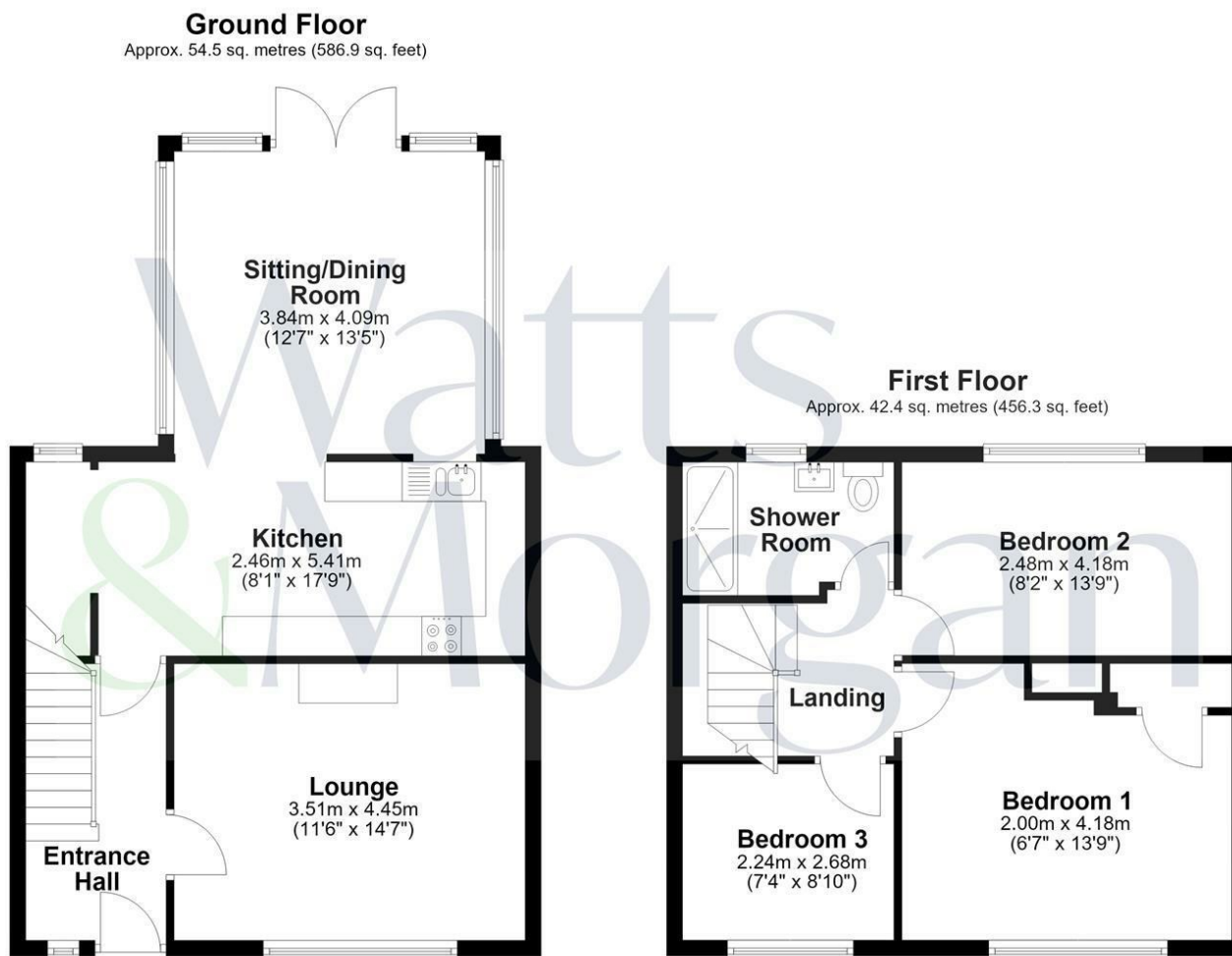
T 01446 773500 (2)

E cowbridgerentals@wattsandmorgan.co.uk



Summary of Accommodation

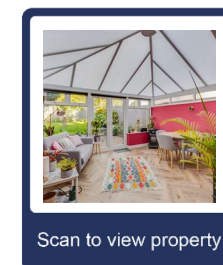




Total area: approx. 96.9 sq. metres (1043.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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