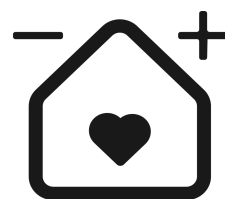




31 Shakespeare Drive, Llantwit Major

£189,950 Freehold

END OF LINK HOME. • 2 BEDROOMS. • GCH. NO FORWARD CHAIN. • 2 PARKING SPACES. • IDEAL FIRST TIME BUY. • COUNTRYSIDE VIEWS. • IN NEED OF RENOVATION. • EPC D62.



blackbear



A unique opportunity to acquire a end of link home in need of modernising, overlooking countryside. Located in a quiet no through road in Llantwit Major, Vale of Glamorgan within walking distance of local shops, schools, amenities and the Heritage Coastline and beaches. The property comprises; entrance hallway, sitting room and kitchen to the ground floor. To the first floor are two bedrooms and a bathroom. Outside there are gardens to the front and rear, with two allocated parking spaces to the side. 31 Shakespeare Drive enjoys gas central heating and no forward chain. An ideal first time buyer or investment property, ready for someone to put their own stamp on the property. Viewings recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR

Hallway

Front entrance door. Door to sitting room. Stairs to first floor.

Sitting Room

15' 1" x 12' 11" (4.60m x 3.94m)

Window to front. Door to kitchen. Radiator.

Kitchen

13' 1" x 7' 3" (3.99m x 2.21m)

Fitted kitchen. Window and door to rear. Radiator. Gas boiler providing the central heating. Stainless steel sink. Space for white goods and cooker.

FIRST FLOOR

Landing

Doors to bedrooms and bathroom. Airing cupboard with hot water tank. Loft access.

Bathroom

6' 3" x 6' 5" (1.91m x 1.96m)

Radiator. UPVC window. Panelled bath. Wash hand basin. Low level WC. Radiator.





Bedroom 1

9' 10" x 11' 5" (3.00m x 3.48m)

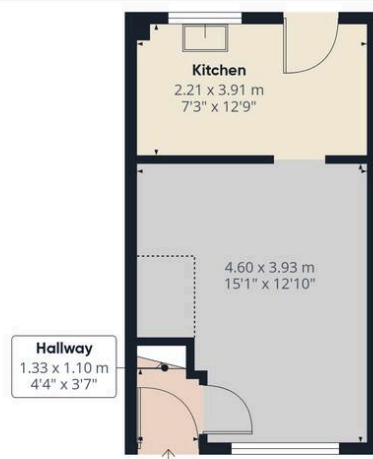
Window to front. Built in wardrobe. Radiator.

Bedroom 2

9' 10" x 6' 4" (3.00m x 1.93m)

Window to rear. Radiator.

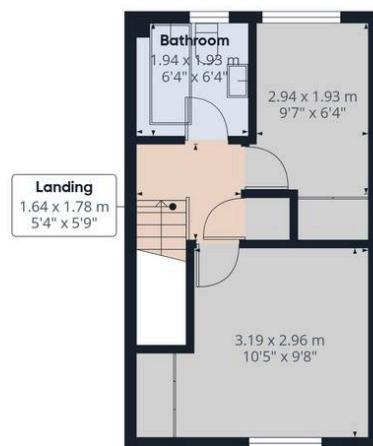




Hallway
1.33 x 1.10 m
4'4" x 3'7"

4.60 x 3.93 m
15'1" x 12'10"

Ground Floor



Landing
1.64 x 1.78 m
5'4" x 5'9"

2.94 x 1.93 m
9'7" x 6'4"

3.19 x 2.96 m
10'5" x 9'8"

First Floor

Approximate total area⁽¹⁾

50.7 m²
546 ft²

Reduced headroom

1.2 m²
13 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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