

**hrt**  
herbert r thomas

19 Sea View Place  
Llantwit Major, The Vale Of  
Glamorgan, CF61 1TF

[hrt.uk.com](http://hrt.uk.com)





## 19 Sea View Place

Asking price **£325,000**

A very well presented, three bedroom semi-detached home, tastefully presented throughout with sizeable front driveway, south facing rear garden located a short distance to Llantwit Major town centre, school and train station.

A beautifully presented, three bedroom semi-detached traditional home

Sizeable paved front driveway that can accommodate two vehicles

Accommodation comprises a front porch, inner hall with WC off, dining room open to sitting room, kitchen, sun room, three bedrooms and bathroom

South facing fully enclosed rear garden with quality paving and artificial grass lawn

Located in a quiet residential position with Llantwit Major amenities, school and beach easily reached









A very well presented, three bedroom semi-detached home, tastefully presented throughout with sizeable front driveway, south facing rear garden. Located a short distance to Llantwit Major town centre, school, train station and beach.

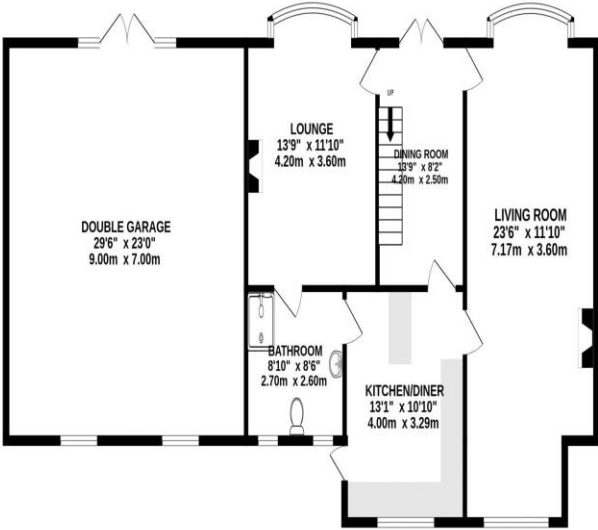
Entrance porch with Upvc door, timber effect floor, pitch ceiling and wall mounted light. Decorative part glazed door through to INNER HALL, timber effect floor, ceiling lights, stairs rising to first floor and decorative wall panelling. WC, tiled floor, tiled walls with low level WC, integrated sink, mixer tap, pendant ceiling light and frosted window to the front. DINING ROOM, original parquet woodblock floor, pendant ceiling light,

integrated low-level storage cupboards with open shelving above and large window to the front. Wide opening to SITTING ROOM, parquet floor continues, pendant ceiling light and feature central fireplace flanked by open shelving and storage cupboards. Upvc glazed doors opening to the south facing rear garden. Fully fitted KITCHEN, 'Shaker' style units, tiled splashback, integrated appliances include a double oven grill, microwave, induction hob, dishwasher, inset sink with double pantry cupboard and window to the side elevation. Opening through to CONSERVATORY (currently utility), timber floor, glazed roof and access to the garden.

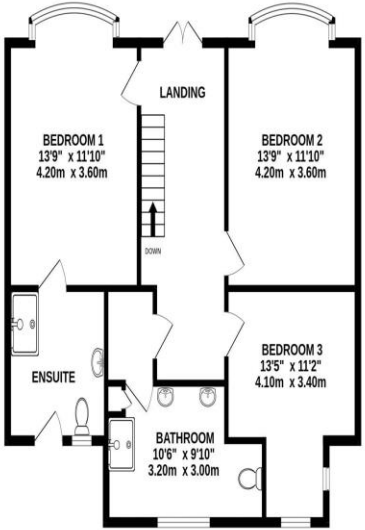
First floor landing, fitted carpet, spotlights to ceiling with front facing window to the driveway, side window over stairwell, pendant light over. Attic hatch. BEDROOM ONE, timber effect floor, pendant light with built-in cupboard housing the Baxi boiler. Large window with garden views. BEDROOM TWO, timber floor, light and large window with views to the garden and partial sea views. BEDROOM THREE (currently a dressing room), timber floor, pendants ceiling light, attic hatch and window to the front. FAMILY BATHROOM, timber floor, spotlights and four piece suite comprising sizable Jacuzzi style bath with central tap attachment, WC, sink with vanity storage under, waterfall mixer tap over, back lit mirror and corner shower enclosure (mains fed) and frosted window to the side.

To the front of the property lies a sizable driveway that can accommodate up to two vehicles. Side access connects the front and rear through a pedestrian gate. Rear garden is south facing, fully enclosed and comprises a large sandstone paved terrace, onwards to an artificial lawn with timber shed and quality fencing, lighting fitted to the boundary fencing.

GROUND FLOOR  
1291 sq.ft. (120.0 sq.m.) approx.



1ST FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 2110 sq.ft. (196.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024





## Directions

From our Cowbridge office head in a westerly direction up the high street turning left onto the Llantwit Major Road. Follow this road before reaching a 'T' Junction and turn left. On approaching Llantwit Major and reaching the large roundabout go straight across (second exit). At the second smaller roundabout proceed straight on and continue to the 'T' junction and turn left onto East Street merging onto Boverton Road, turn first right onto Stallcourt Avenue then second left onto Sea View Place where No.19 is the second property to your right as indicated by our For Sale board.

## Tenure

Freehold

## Services

Mains water drainage, gas and electricity  
Council Tax Band D  
EPC Rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through  
Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,  
01446 772911  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**hrt** Est. 1926



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



