





17 River Walk

Llantwit Major, Llantwit Major

This spacious family home lies in the heart of the West End of Llantwit Major. Within walking distance from local shops, schools, amenities, pubs, train and bus stations, and easy reach of the Heritage Coastline with its beaches and countryside walks on your doorstep. The accommodation was significantly extended 45 years ago and briefly comprises; entrance hallway, living room, sitting room, kitchen/diner, dining room and downstairs shower room to the ground floor. To the first floor are four bedrooms (one with en-suite shower room), separate wc and bathroom. Stone walls mainly enclose the private rear garden with lawn, patio and greenhouse. Sunny front gardens in an elevated position offer another lovely place to sit and enjoy the surroundings. Driveway parking leading to an attached garage. Solar panels on the roof generate approximately £800 per annum. We are proud to offer this great opportunity with no forward chain. Viewing comes highly recommended.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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- LOCATED IN THE WEST END OF LLANTWIT MAJOR
- EPC 70C. SOLAR PANELS TO ROOF GENERATE APPROX £800PA
- 4 BEDROOM, 3 RECEPTION ROOM, 3 BATHROOM FAMILY HOME
- RARELY AVAILABLE, VIEWING HIGHLY RECOMMENDED
- NO FORWARD CHAIN
- DRIVEWAY AND GARAGE





Porch

Steps up from the driveway to a partially enclosed porch with slate tiled roof, leading to the front door.

Entrance hallway

11' 0" x 6' 0" (3.35m x 1.83m)

Upvc door with stained glass to front with adjacent double height picture window. Wood block flooring. Stairs to first floor. Doors to living room and kitchen. Radiator. Space for storage under the stairs.

Living Room

17' 0" x 11' 0" (5.18m x 3.35m)

Carpet flooring. Double doors to second sitting room. Upvc window to front. radiator. Door to hallway.

Sitting Room

16' 0" x 9' 0" (4.88m x 2.74m)

Carpet flooring. Upvc window to front. Radiator. Double doors to living room.

Kitchen/Diner

12' 0" x 10' 11" (3.66m x 3.33m)

Leaded Upvc door to rear garden with stained glass. Leaded Upvc window to rear. Ceramic tiled flooring. Fitted with a range of wall and base units with laminate worktops and tiled splashback. Fitted Bosch dishwasher. Fitted Hotpoint double oven. Fitted Hotpoint gas hob. Sink with left hand drainer and taps. Free-standing fridge enclosed within a cupboard to remain. Fitted dining table to match the kitchen worktops. Door to pantry which has shelving and leaded obscured glass Upvc window to side. Cupboard housing Ideal Mexico boiler (serviced August 2024). Doors to hall and dining room.

Dining Room

11' 0" x 9' 0" (3.35m x 2.74m) Wood block flooring.

Leaded Upvc window to rear garden. Radiator. Doors to kitchen and downstairs shower room.





Shower Room

8' 0" x 4' 0" (2.44m x 1.22m)

Obscured glass, leaded Upvc window to rear garden. Tiled flooring. Shower enclosure with tiled walls and Triton electric shower. Pedestal wash-hand basin. Low level wc. Part tiled walls. Radiator. Door to dining room.

Landing

9' 0" x 6' 0" (2.74m x 1.83m)

Leaded Upvc window to side. Carpet flooring. Doors to wc, bathroom, master bedroom and bedroom four. Door to further landing area, leading to bedrooms two and three. Loft hatch with pull down ladder.

WC

5' 0" x 2' 10" (1.52m x 0.86m)

Leaded Upvc window to rear. Vinyl flooring. Low level wc. Door to landing.

Bathroom

5' 11" x 5' 0" (1.80m x 1.52m)

Obscured glass, leaded Upvc window to rear. Bath with tiled surround and side. Pedestal wash-hand basin with tiled surround. Radiator. Mirrored wall cupboard. Door to landing.

Master Bedroom

15' 0" x 9' 0" (4.57m x 2.74m)

Leaded Upvc window to rear garden. Carpet flooring. Radiator. Fitted mirrored wardrobes. door to landing.

Bedroom Four

11' 0" x 9' 0" (3.35m x 2.74m)

Measurements include headroom for stairs with cupboard. Upvc window to front. Carpet flooring. Radiator. Door to Landing.

Landing Two

12' 0" x 5' 0" (3.66m x 1.52m)

Carpet flooring. Doors to bedrooms two and three. Door to Landing One. Long run of cupboards housing hot water tank and airing shelves.





Bedroom Three

12' 0" x 7' 0" (3.66m x 2.13m)

Upvc window to front. Carpet flooring. Radiator. Door to second landing area.

Bedroom Two

12' 0" x 9' 0" (3.66m x 2.74m)

Upvc window to front. Carpet flooring. Door to en-suite shower room. Door to second landing area.

En-suite shower room to bedroom two

9' 0" x 3' 0" (2.74m x 0.91m)

Obscured glass leaded Upvc window to rear. Partially tiled walls. Low level wc. Pedestal wash-hand basin. Tiled shower enclosure with Triton electric shower. Vinyl flooring. Door to bedroom two.





FRONT GARDEN

Sunny, elevated front garden. Mainly laid to lawn with borders. Driveway leading to attached garage Steps to front porch with handrail. Surrounded by stone walls. Pathway with bench seating area.

REAR GARDEN

The enclosed rear garden consists of areas of lawn and patio, bordered by mature shrubs and trees. Wooden fencing to left hand side. Stone walls to rear and right-hand side. Steps to garage and kitchen. Wooden gate to front garden. Greenhouse.

GARAGE

Double Garage

The garage cannot currently be used for parking as it has an interior wall to provide a separate utility area. Plumbed for a washing machine. Electric and Lighting. Electric up and over door to front. Gas and Electric meters. Controls for solar panels to roof.

DRIVEWAY

2 Parking Spaces

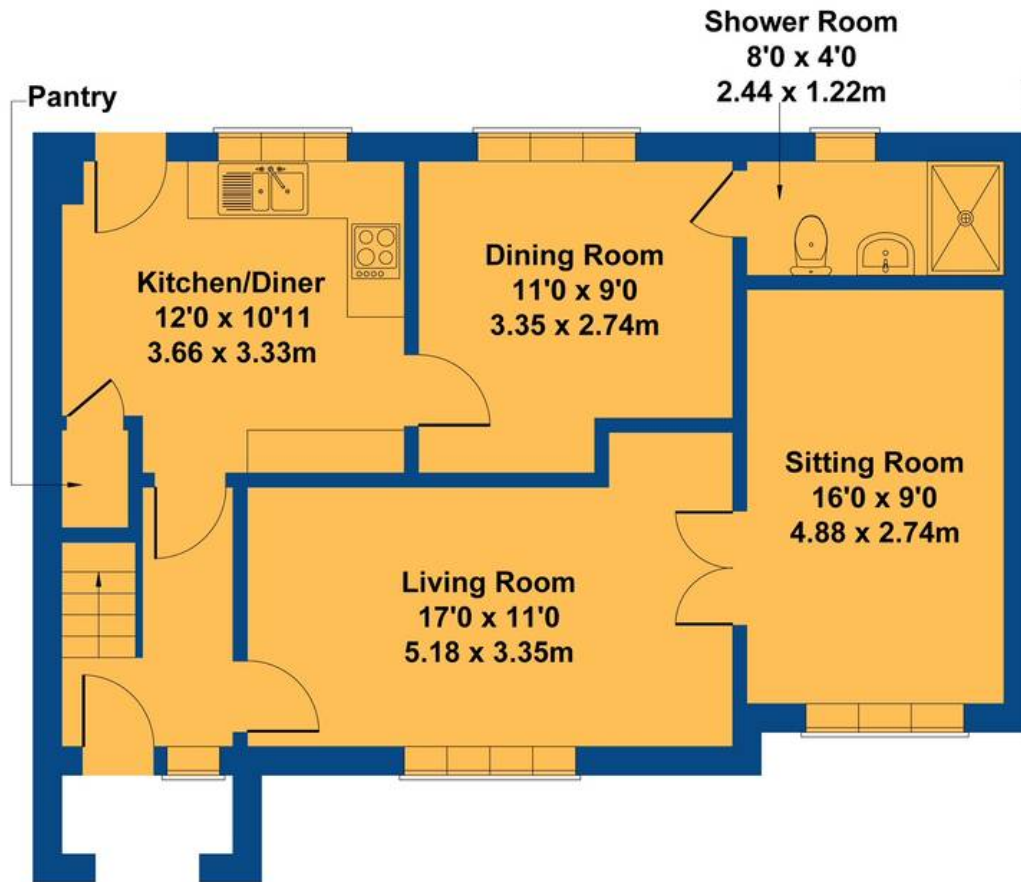
Driveway for two vehicles, leading to the attached garage.



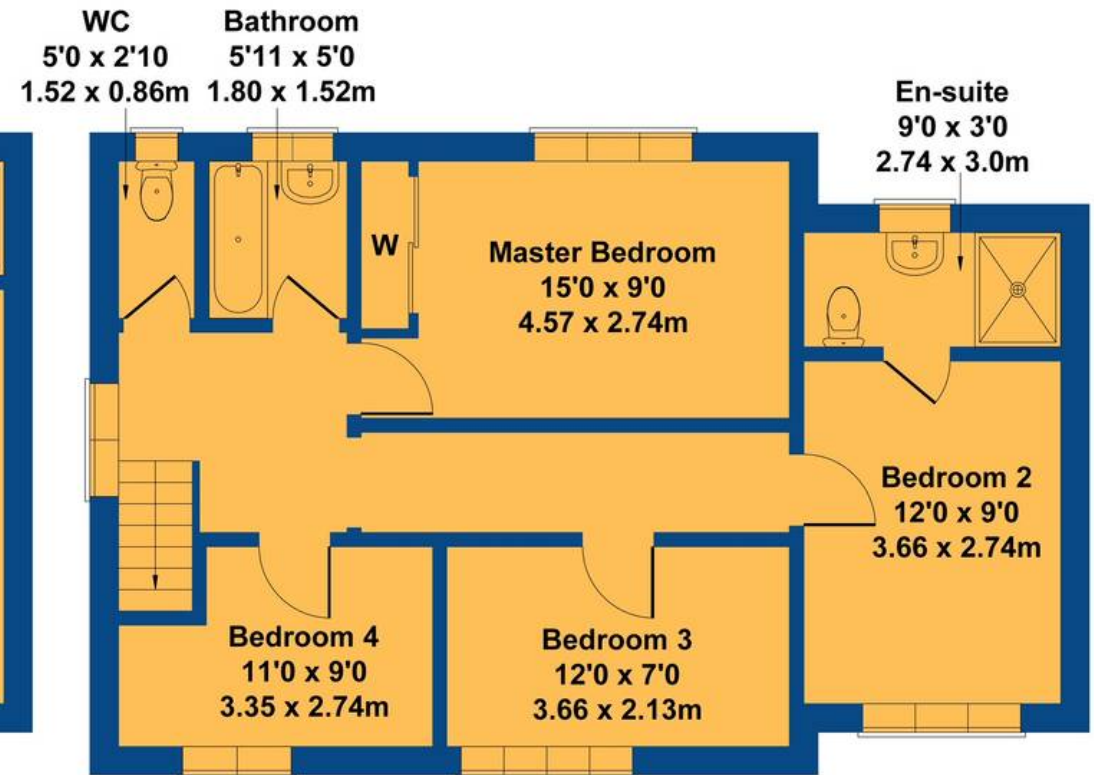


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Approximate Gross Internal Area
1301 sq ft - 121 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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