







## 17 River Walk

Llantwit Major, Llantwit Major

**\*\*\*NEW PRICE\*\*\*** Significantly extended 45 years ago three receptions, kitchen and shower room to the ground floor. Four bedrooms (one with en-suite shower room), separate wc and bathroom. Front and rear gardens. Driveway parking land garage. Solar panels. The boiler will need to be replaced immediately, vendors have reduced the price by £25,000 to allow for this.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





## 17 River Walk

Llantwit Major, Llantwit Major

- 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.



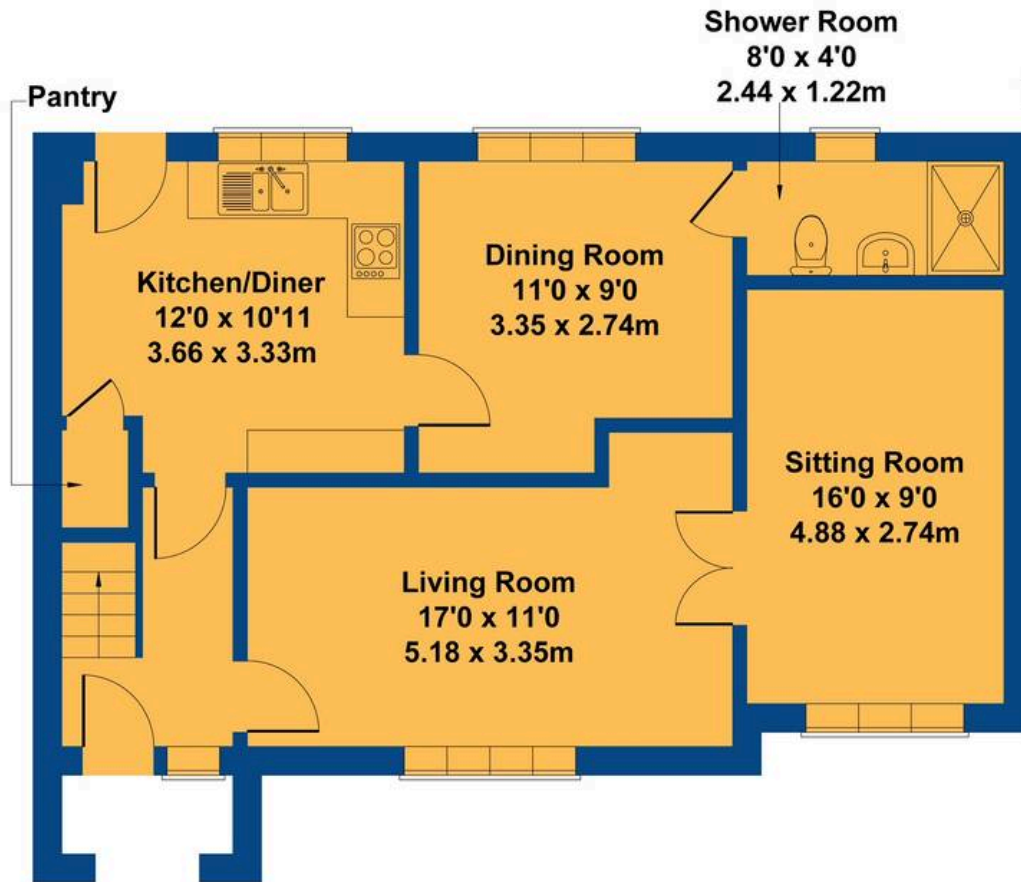




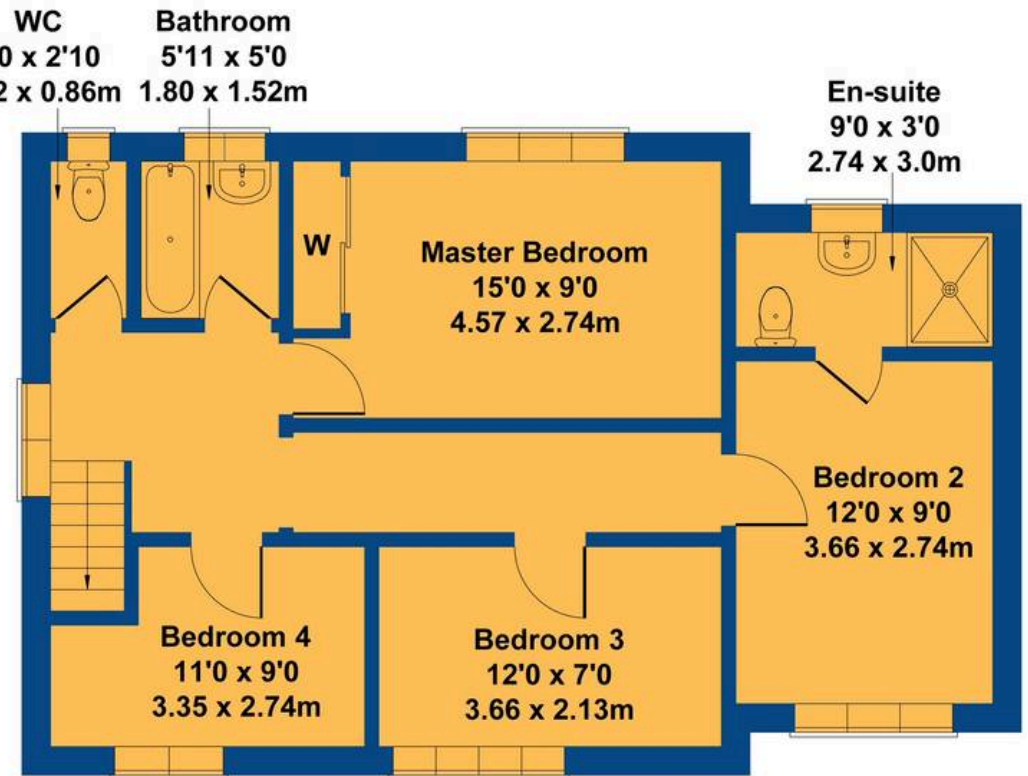


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Approximate Gross Internal Area  
1301 sq ft - 121 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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





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