





7 Four Acre

Llantwit Major, Llantwit Major

An excellent opportunity to acquire a well presented semi detached home with an impressive garden. 7 Four Acre is located in a mature location of Llantwit Major, Vale of Glamorgan, within walking distance of local shops, amenities, schools and the Heritage Coastline and beaches. The property briefly comprises entrance hallway, sitting room, dining room, and kitchen to the ground floor. To the first floor are three bedrooms and shower room. Outside there is the sunny garden to the rear with patio areas etc. The property enjoys gas central heating with a combination boiler, UPVC windows and doors with French doors to the rear, block paviour driveway providing ample off road parking, and detached garage. Viewings are highly recommended to fully appreciate the spacious accommodation and quiet location. Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: EPC Environmental Impact Rating:

- SEMI DETACHED HOME.
- 3 BEDROOMS.
- KITCHEN/DINER.
- GCH COMBI. UPVC.
- BLOCK PAVIOUR DRIVEWAY.
- GARAGE. EPC: C69.
- IMPRESSIVE REAR GARDEN.
- WELL PRESENTED.
- POPULAR LOCATION.





GROUND FLOOR

Entrance Hallway

Radiator. Stairs to first floor. Glazed door to sitting room. Storage cupboard. Wood effect flooring.

Sitting Room

13' 2" x 13' 2" (4.01m x 4.01m)

UPVC windows to front. Radiator. Stone fireplace with log effect gas fire. Glazed double doors to kitchen/diner.

Kitchen/Diner

10' 4" x 17' 11" (3.15m x 5.46m)

Radiator. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. One and a half bowl sink with mixer tap. electric hob with oven and hood. Integrated washing machine, fridge and freezer. Wood effect flooring. Space for table and chairs. under stairs cupboard. UPVC French doors to rear. UPVC window to rear.

FIRST FLOOR

Landing

Doors to bedrooms and shower room. UPVC window to side.

Shower Room

5' 9" x 7' 3" (1.75m x 2.21m)

UPVC opaque windows to rear and side. Low level WC. Wash hand basin with mixer tap. Shower enclosure with mixer shower. Down lighting. Radiator. Ceramic floor tiles. Built cabinets/storage.

Bedroom 1

10' 4" x 11' 2" (3.15m x 3.40m)

UPVC window to front. Radiator. Wood effect flooring. Built in wardrobes.





Bedroom 2

10' 4" x 10' 0" (3.15m x 3.05m)

Radiator. UPVC window to rear. Wood effect flooring. Built in storage/wardrobe.

Bedroom 3

7' 4" x 8' 6" (2.24m x 2.59m)

UPVC window to front. Radiator. Wood effect flooring. Loft access (containing the combination boiler providing the central heating and hot water, loft is boarded). Over stairs cupboard.





GARDEN

Rear Garden - an enclosed garden - low maintenance - well maintained - with Indian sandstone paved areas for table and chairs etc and a decking area. Gate/door to side.

DRIVEWAY

4 Parking Spaces

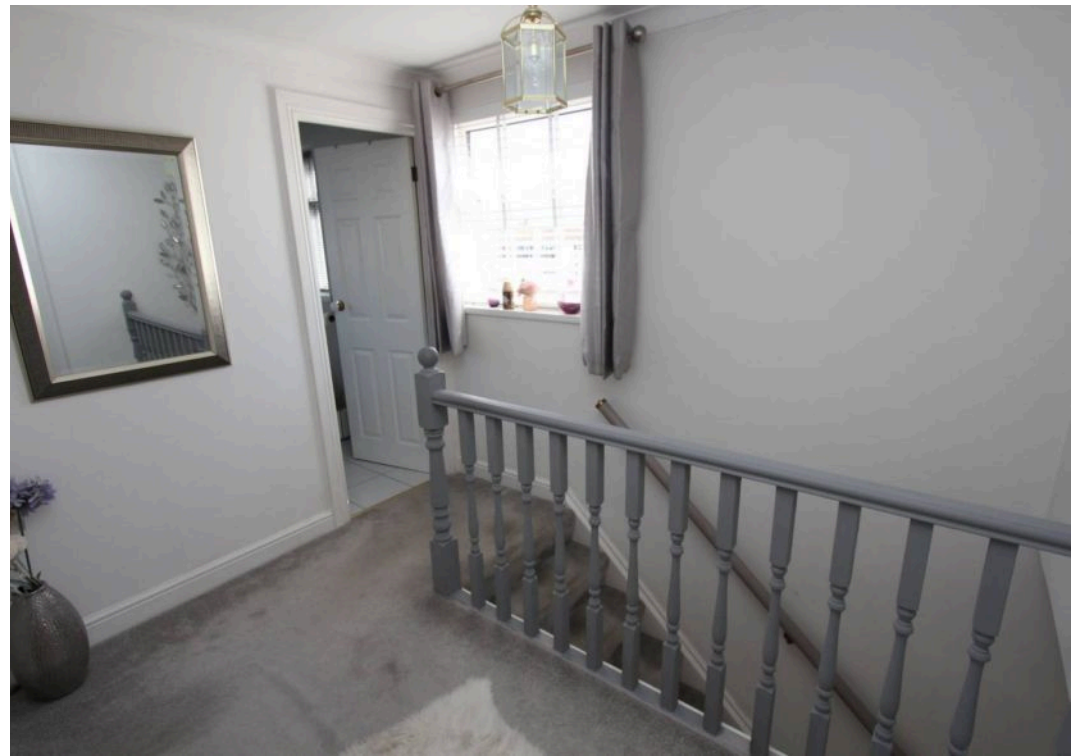
Block paviour driveway for up to 4 cars.

GARAGE

Single Garage

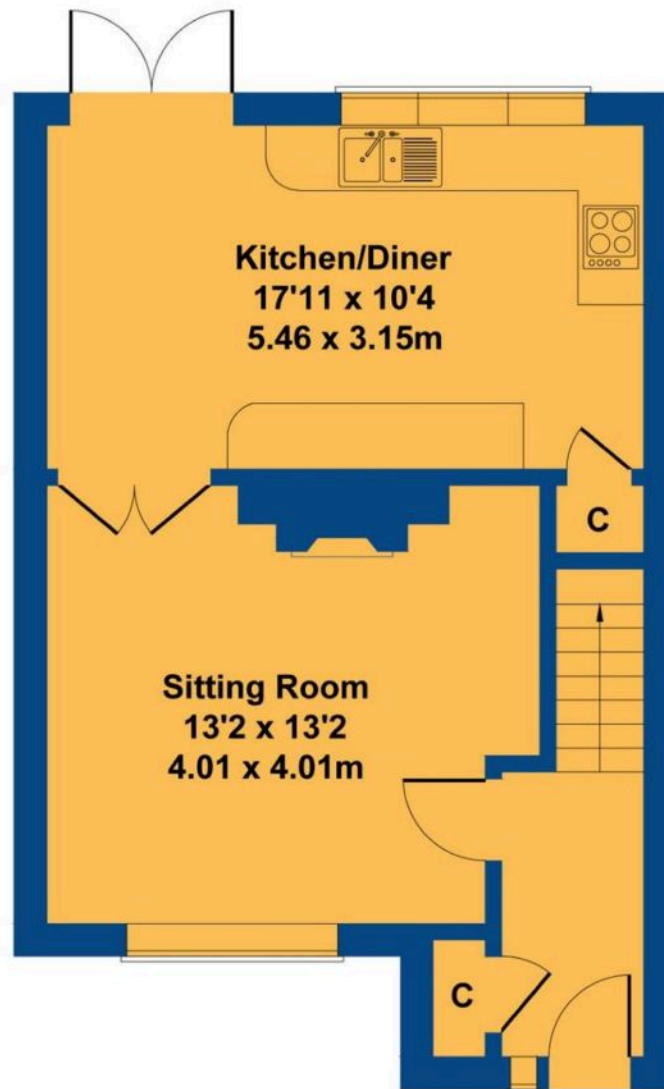
Garage with up and over door. For one car.





7 Four Acre

Approximate Gross Internal Area
883 sq ft - 82 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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