





5 Sea View Place

Llantwit Major, Llantwit Major

A fantastic opportunity to acquire this show home standard extended semi detached family home. 5 Sea View Place is in an excellent location of the town of Llantwit Major, vale of Glamorgan, withing a short walking distance of local shops, schools and amenities, and within easy reach of the Heritage Coastline and beaches. The property briefly comprises to the ground floor; entrance hallway, sitting room, cloakroom/WC and open plan dining room/kitchen/sitting room. To the first floor there are three bedrooms, shower room and en-suite shower room to the master bedroom. Outside there are low maintenance gardens to the front and rear, with impressive driveway and detached double garage. The property enjoys UPVC windows and doors, bifold doors where indicated, gas central heating and under floor heating. Viewings are highly recommended to fully appreciate the position, space throughout and presentation. Llantwit Major has train and bus stations and easy access to the M4. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





5 Sea View Place

Llantwit Major, Llantwit Major

- SEMI DETACHED FAMILY HOME.
- EXTENDED. 3 BEDROOMS.
- EN-SUITE. OPEN PLAN LIVING.
- CLOAKROOM/WC.
- UNDER FLOOR HEATING.
- UPVC. GCH COMBI. DOUBLE GARAGE.
- SUPERB PRESENTAION THROUGHOUT.
- EPC D68.





GROUND FLOOR

Entrance Hallway

Opaque glazed front entrance door. UPVC window to front. Doors to sitting room, cloakroom/WC and dining room. Stairs to first floor. Italian floor tiles with under floor heating throughout the ground floor.

Cloakroom/WC

4' 6" x 2' 7" (1.37m x 0.79m)

Low level WC. Ceramic wash hand basin with mixer tap. Continuity of flooring.

Sitting Room

15' 7" x 11' 5" (4.75m x 3.48m)

UPVC window to front. Continuity of flooring and under floor heating. Glazed bifold doors to kitchen/sitting room. Down lighting.

Dining Room

19' 11" x 9' 10" (6.07m x 3.00m)

UPVC bay window to front. Down lighting. Continuity of flooring and under floor heating. Opening to kitchen/sitting room.

Kitchen/Sitting Room

26' 8" x 15' 3" (8.12m x 4.64m)

Superb fully fitted kitchen comprising cream coloured eye level units base units with drawers and solid granite work tops. UPVC bifold doors to rear. Veluxes to rear. Continuity of flooring. UPVC window to rear. One and a half bowl stainless steel sink with mixer tap. Island with breakfast bar area. 5 gas burner hob. Eye level ovens x 2. Space for American style fridge / freezer. Integrated dish washer. Space for washing machine. Wine rack. Area for seating. Partially tiled walls.





FIRST FLOOR

Landing

UPVC opaque window to rear. Door to bedrooms and shower room.

Bedroom 1

11' 10" x 11' 7" (3.61m x 3.53m)

UPVC window to front. Radiator. Down lighting. Door to en-suite.

En-Suite

4' 3" x 11' 6" (1.30m x 3.51m)

UPVC opaque window to rear. Vertical radiator. Low level WC. Ceramic wash hand basin with mixer tap. Ceramic wall tiles and floor tiles. Shower enclosure with mixer shower. Down lighting.

Bedroom 3

6' 2" x 8' 11" (1.88m x 2.72m)

Radiator. UPVC window to front.

Bedroom 2

10' 0" x 11' 5" (3.05m x 3.48m)

UPVC window to front. Radiator. Built in wardrobes.

Shower Room

10' 0" x 5' 7" (3.05m x 1.70m)

UPVC opaque window to rear. Vertical radiator. Down lighting. Ceramic wash hand basin with waterfall mixer tap. Low level WC. ceramic wall and floor tiles. Shower enclosure with mixer shower.





GARDEN

Low maintenance garden to the front. Rear garden – low maintenance decking area. Area recently laid for grass. Driveway from front.

GARAGE

Double Garage

Double garage with electric up and over doors. Power and lighting. UPVC glazed door to side and UPVC window to side. Attic storage.

DRIVEWAY

5 Parking Spaces

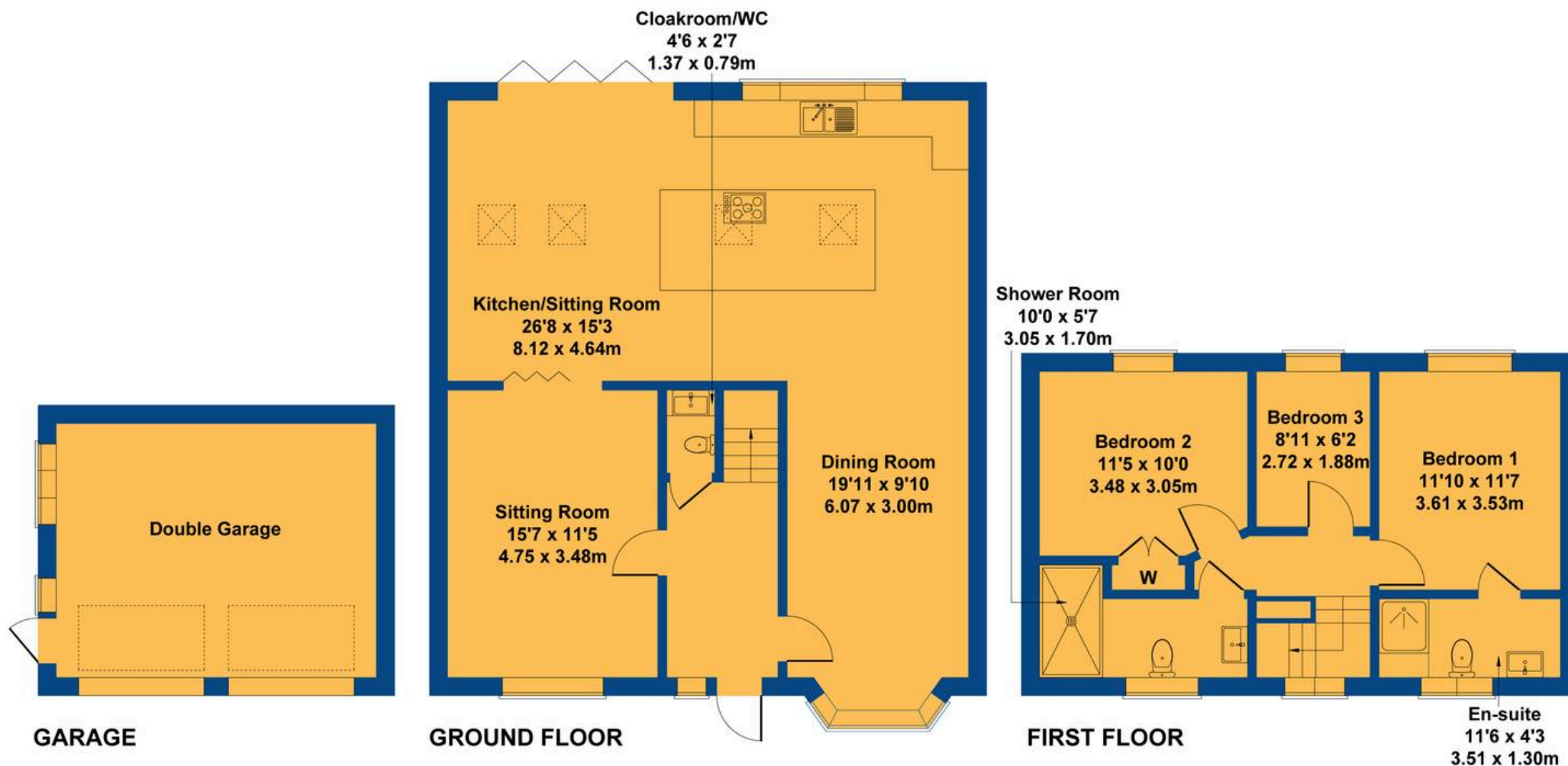
Driveway for circa 5 cars.





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Approximate Gross Internal Area
1367 sq ft - 127 sq m
(Excluding Garage)



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



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HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.