





27 Sea View Place

Llantwit Major, Llantwit Major

Located in a well regarded established area of Llantwit Major stands this traditional semi detached family house, walking distance from local shops, schools and amenities and within easy reach of the Heritage Coastline and beach. The property comprises entrance hallway, sitting/dining room, kitchen, rear porch, and family bathroom to the ground floor. To the first floor there are three well proportioned bedrooms. Outside is a garden to the front with a driveway leading to the impressive sunny 80' rear garden. The property enjoys UPVC double glazed windows and doors, French doors and gas central heating with a COMBINATION BOILER. Potential to extend subject to the usual consent. Viewings recommended to full appreciate the quiet yet central location in the town. Please note there is the remains of a second world war bunker in the rear garden - the entrance has been covered over. Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: C EPC Environmental Impact Rating:

- SEMI DETACHED HOME.
- 3 BEDROOMS.
- GROUND FLOOR BATHROOM.
- POTENTIAL TO EXTEND.
- IMPRESSIVE REAR GARDEN.
- WELL PRESENTED.
- POPULAR MATURE LOCATION.
- EPC C71.



GROUND FLOOR.

Entrance Hallway. Part glazed composite entrance door. Radiator. Tiled flooring. uPVC window to front. Stairs to first floor. Doors to sitting room, kitchen and bathroom.

Sitting/Dining Room. 16' 2" x 11' 1" (4.93m x 3.38m)
UPVC French doors to rear. UPVC window to front. Tiled flooring. Radiator.

Kitchen. 9' 3" x 9' 1" (2.82m x 2.77m)
UPVC window to side and rear. Fully fitted kitchen comprising eye level units, base units with wood effect work surfaces over. Inset sink and drainer with mixer tap. Integrated gas hob and electric oven. Integrated fridge/freezer. Tiled flooring. Space for white goods. Radiator. Understairs storage area. Opening to rear porch with uPVC door to rear garden. **Rear Porch.** UPVC windows to rear. Tiled floor. UPVC glazed door to rear.

Family Bathroom. 6' 8" x 5' 5" (2.03m x 1.65m)
UPVC opaque window to front. Low level WC. Wash hand basin with vanity unit and mixer tap. Panelled bath with mixer tap and Mira electric shower over. Tiled flooring. Radiator.

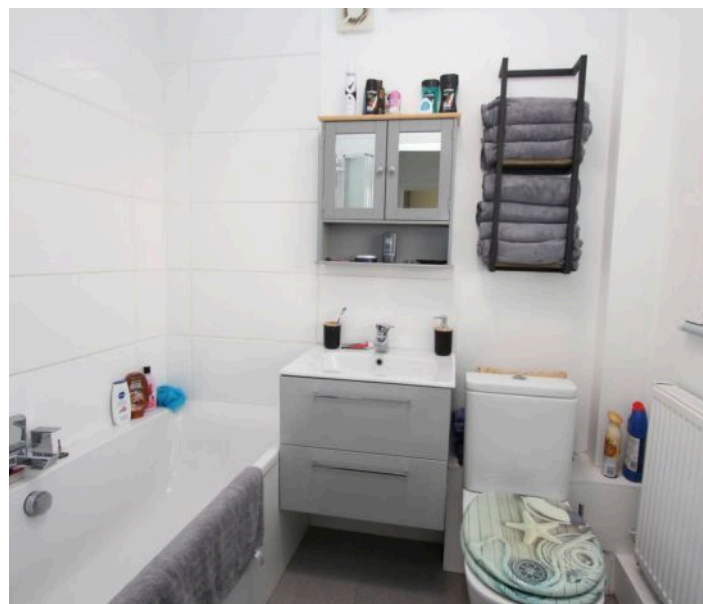
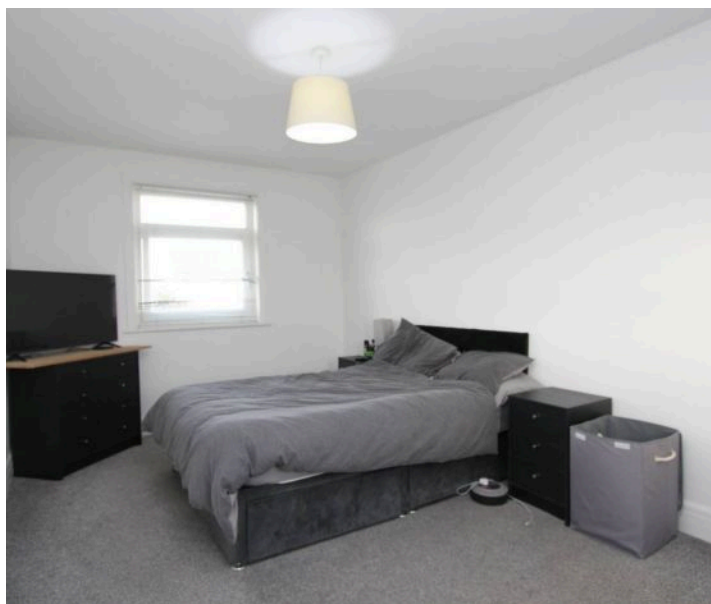
FIRST FLOOR

Landing. Loft access. Doors to bedrooms. UPVC window to rear.

Bedroom One. 16' 3" x 9' 5" (4.95m x 2.87m)
UPVC window to front and rear. Radiator.

Bedroom Two. 14' 3" x 7' 8" (4.34m x 2.34m)
UPVC window to front. Radiator. Built in cupboard housing Wall mounted Worcester combination boiler providing central heating and hot water. Over stairs cupboard.

Bedroom Three. 8' 5" x 8' 2" (2.57m x 2.49m)
UPVC window to rear. Wood effect flooring. Radiator.





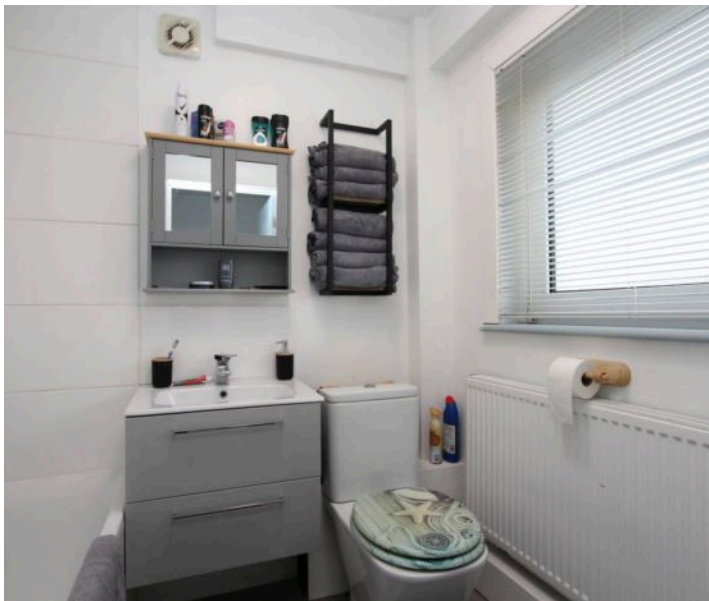
GARDEN

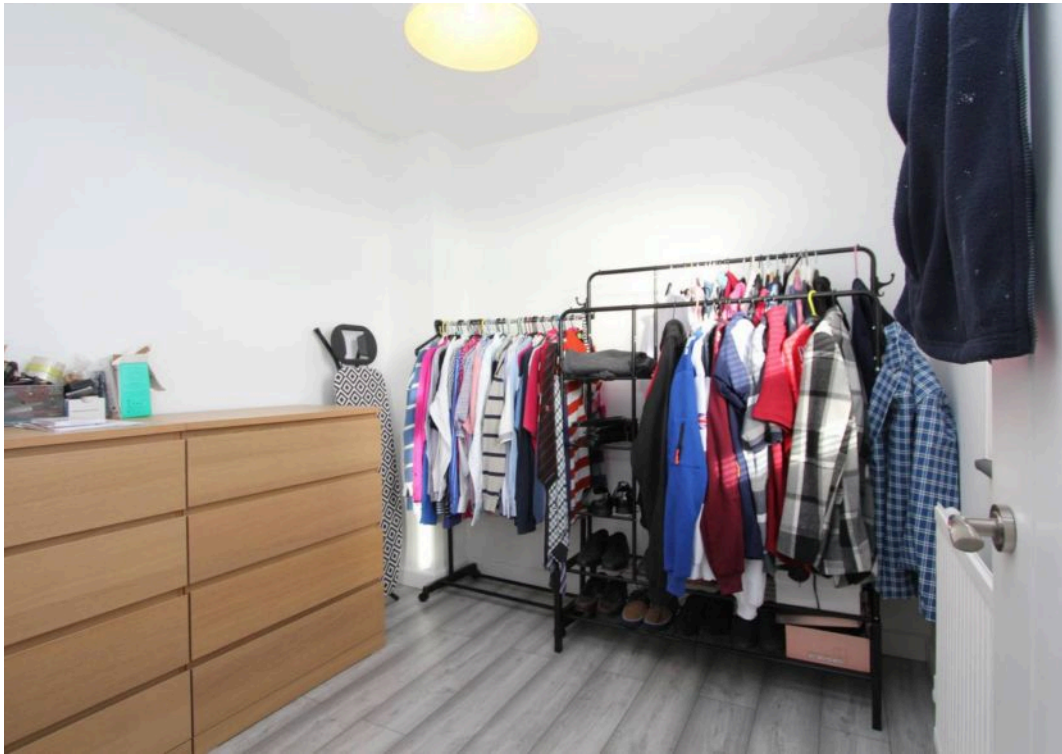
Front - garden laid to lawn. Rear Garden - enclosed impressive garden laid to lawn with shed. 80' 0" long x 35' 0" wide (24.37m long x 10.66m wide). Gravel area providing space for table and chairs etc. Timber gate to side providing access from front garden driveway to rear.

DRIVEWAY

2 Parking Spaces

Driveway providing off road parking for 2 cars.





27 Sea View Place

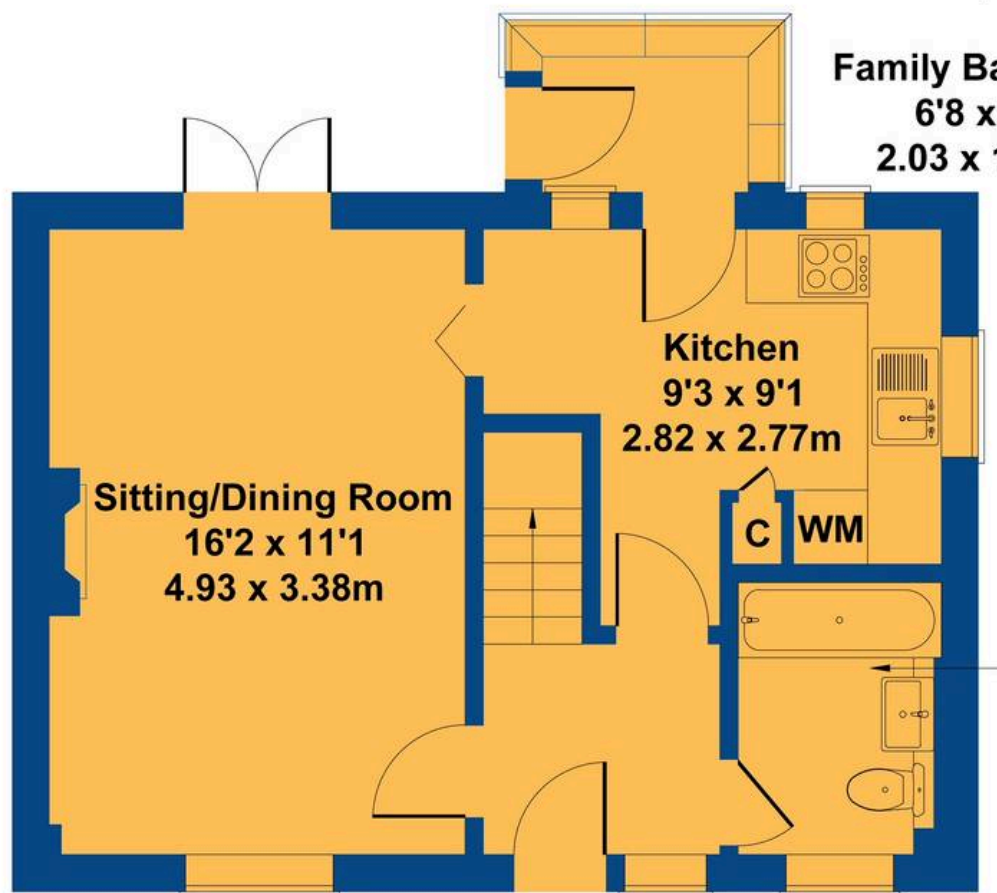
Approximate Gross Internal Area

818 sq ft - 76 sq m

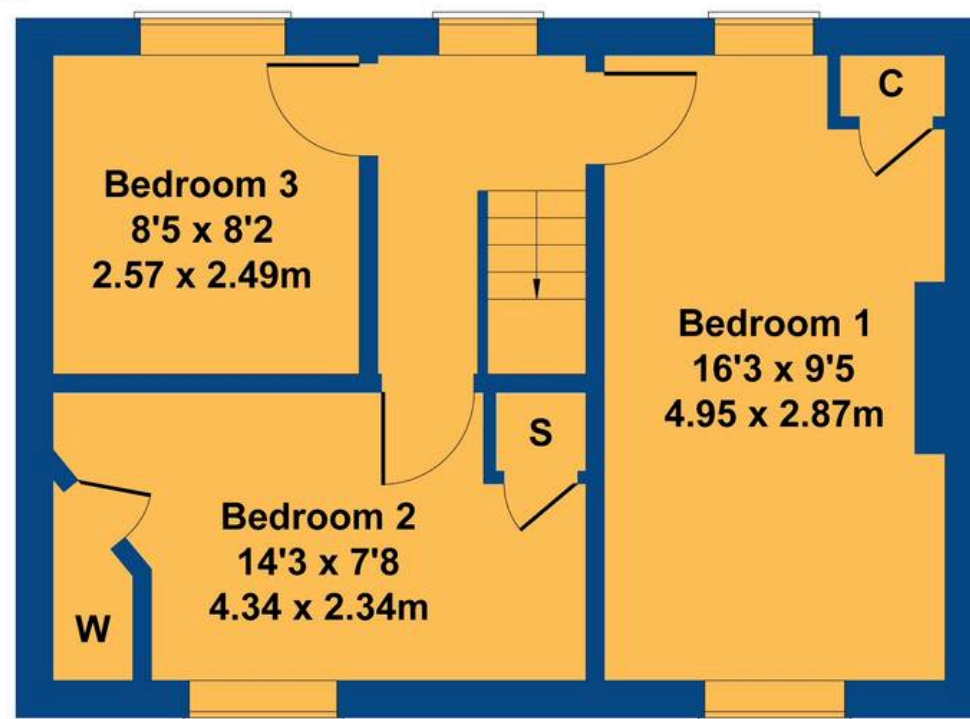
Family Bathroom

6'8 x 5'5

2.03 x 1.65m



GROUND FLOOR



FIRST FLOOR

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



Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

llantwitmajor@chris-davies.co.uk

www.chris-davies.co.uk/

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.