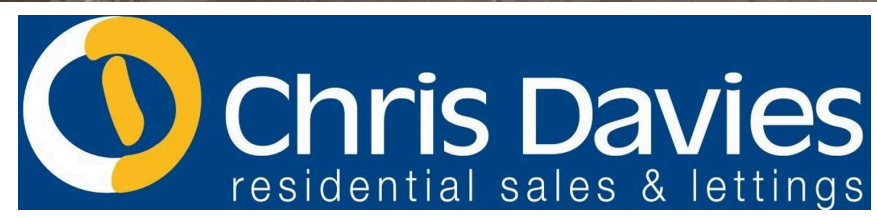




Enhanced with Al by STREET



17 Four Acre, Llantwit Major  
£289,950



## 17 Four Acre

Llantwit Major, Llantwit Major

An excellent opportunity to acquire a well presented semi detached family home. 17 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, conservatory and kitchen to the ground floor. To the first floor are three bedrooms and family bathroom, and stairs to the attic space. Outside there is a driveway and garage to the front, and garden to the rear with outbuilding (formerly the garage). The property enjoys gas central heating with a combination boiler, UPVC windows and doors, and original wood flooring. Viewings are highly recommended to fully appreciate the spacious accommodation and popular quiet location. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

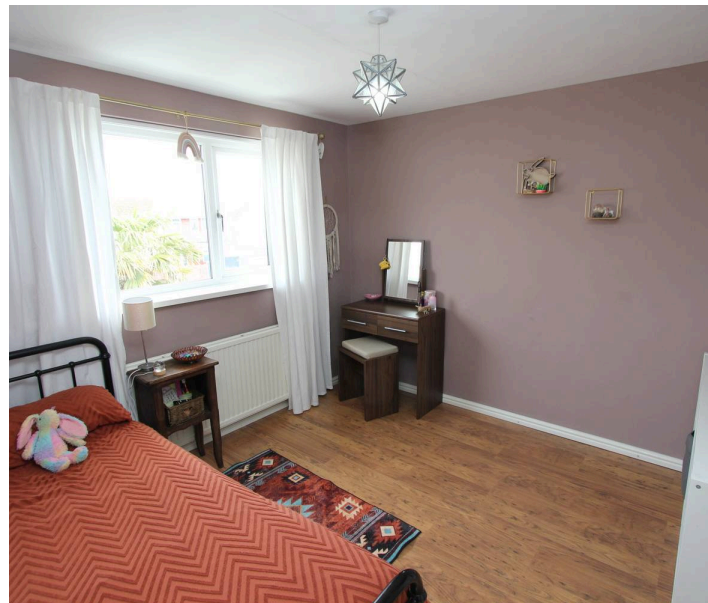


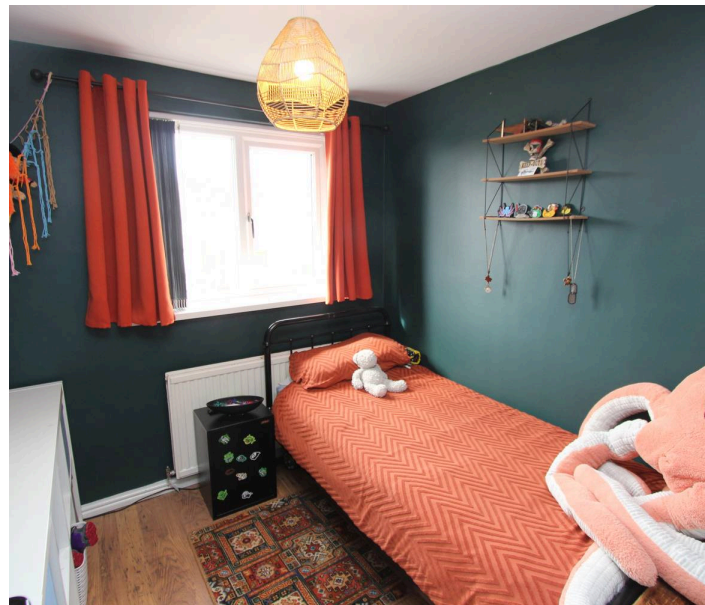


## 17 Four Acre

Llantwit Major, Llantwit Major

- SEMI DETACHED HOME.
- 3 BEDROOMS.
- EPC C69.
- 2 RECEPTION ROOMS.
- GCH COMBI. UPVC.
- DRIVEWAY. GARAGE.
- OUTBUILDING. CONSERVATORY.
- ATTIC SPACE.
- IDEAL FAMILY HOME.





## **GROUND FLOOR**

### **Entrance Hallway**

Opaque glazed front entrance door. Stairs to first floor. Radiator. Door to sitting room.

### **Sitting Room**

14' 7" x 13' 1" (4.45m x 3.99m)

Understairs cupboard. Radiator. UPVC window to front. Opening to dining room.

### **Dining Room**

10' 1" x 8' 2" (3.07m x 2.49m)

Radiator. Door to kitchen. French doors to conservatory. Wood flooring.

### **Conservatory**

11' 2" x 7' 2" (3.40m x 2.18m)

Radiator. Ceramic floor tiles. UPVC door to rear.

### **Kitchen**

10' 9" x 9' 4" (3.28m x 2.85m)

UPVC French doors to rear. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Two bowl ceramic sink with mixer tap. Partially tiled walls. Electric oven, hob with extractor hood. Space for white goods. Wall mounted combination boiler providing the central heating and hot water.



## FIRST FLOOR

### Landing

UPVC window to side. Stairs to loft space. Doors to bedrooms and bathroom.

### Bedroom 1

10' 1" x 11' 5" (3.07m x 3.48m)

UPVC window to front. Radiator. Wood effect flooring. Built in wardrobes (open plan).

### Bedroom 2

10' 1" x 10' 1" (3.07m x 3.07m)

UPVC window to rear. Radiator. Wood effect flooring. Fitted wardrobes. Wood effect flooring.

### Bedroom 3

8' 2" x 7' 8" (2.49m x 2.34m)

UPVC window to front. Radiator. Wood effect flooring.

### Family Bathroom

5' 8" x 7' 6" (1.73m x 2.29m)

UPVC opaque window to side and rear. Low level WC. Ceramic wash hand basin with mixer tap. Vertical radiator/heated towel rail. Panelled bath with mixer shower attachment. Ceramic floor tiles.

### Attic Space

11' 2" x 17' 1" (3.40m x 5.21m)

Veluxes to rear. (Please note no building regs in place to be used as a bedroom etc, therefore not classified as a living space/bedroom).





### **GARDEN**

Rear Garden - enclosed and laid to lawn with paved area, water tap, outbuilding with power and lighting (8'x15') which was formerly the garage.

### **GARAGE**

Single Garage

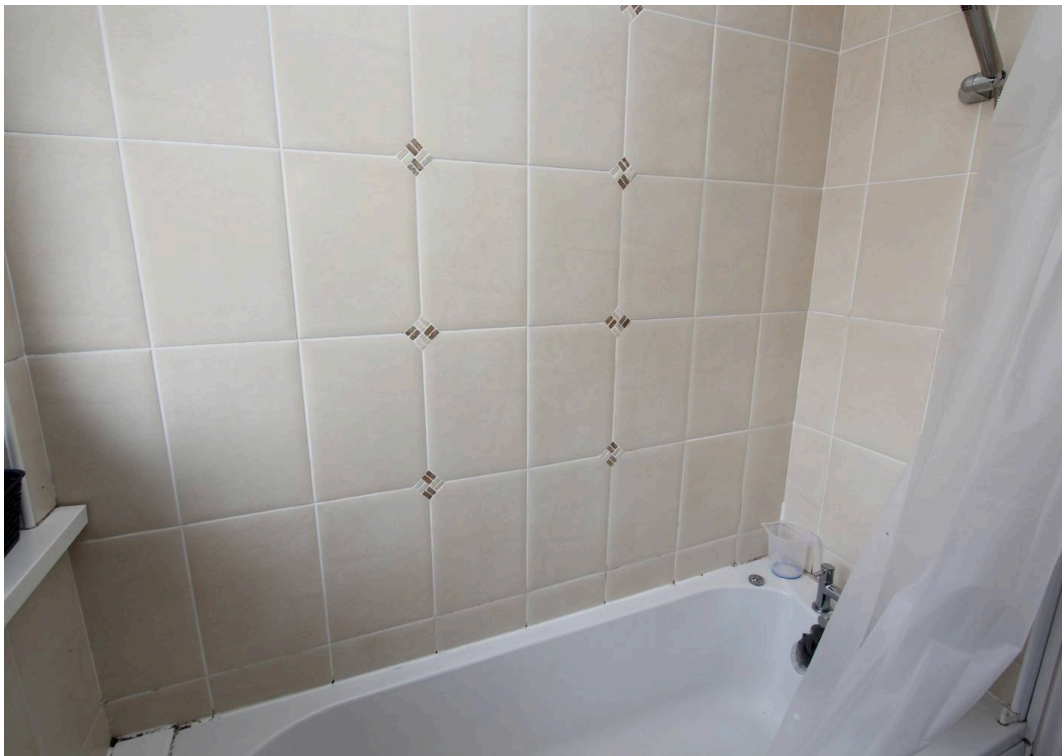
Garage with up and over door.

### **DRIVEWAY**

2 Parking Spaces

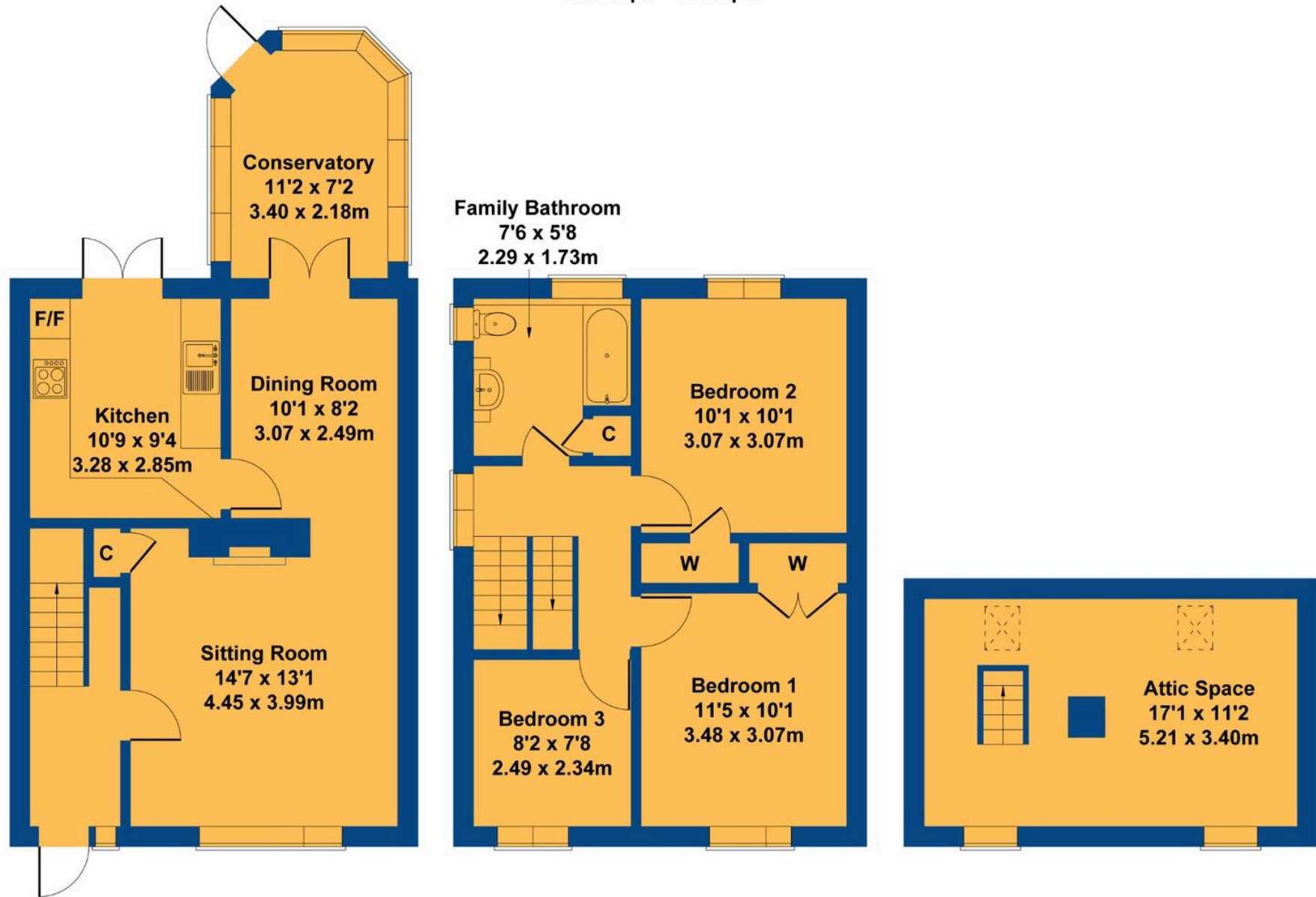
Driveway providing off road parking for 2 cars.





# 17 Four Acre

Approximate Gross Internal Area  
1227 sq ft - 114 sq m



GROUND FLOOR

FIRST FLOOR

ATTIC FLOOR

Not to Scale. Produced by The Plan Portal 2026  
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.