



17 Four Acre, Llantwit Major

£279,950 Freehold

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





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: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





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

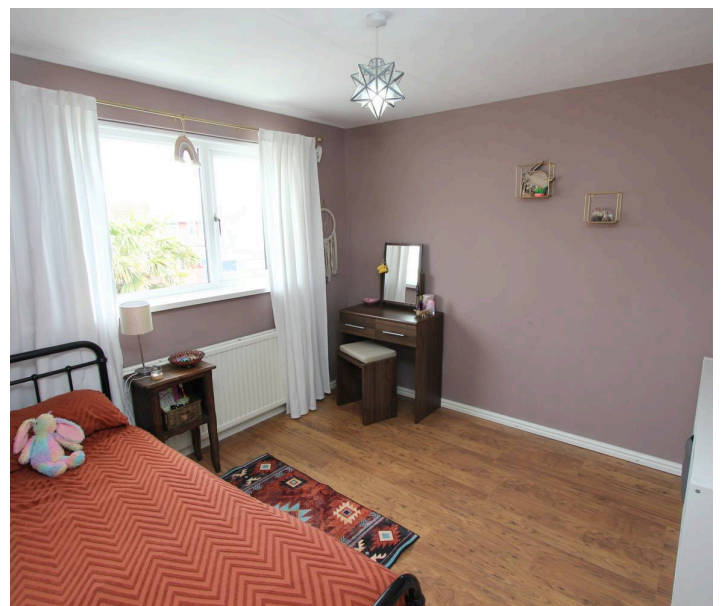
8' 2" x 7' 8" (2.49m x 2.34m)

UPVC window to front. Radiator. Wood effect flooring.

Family Bathroom

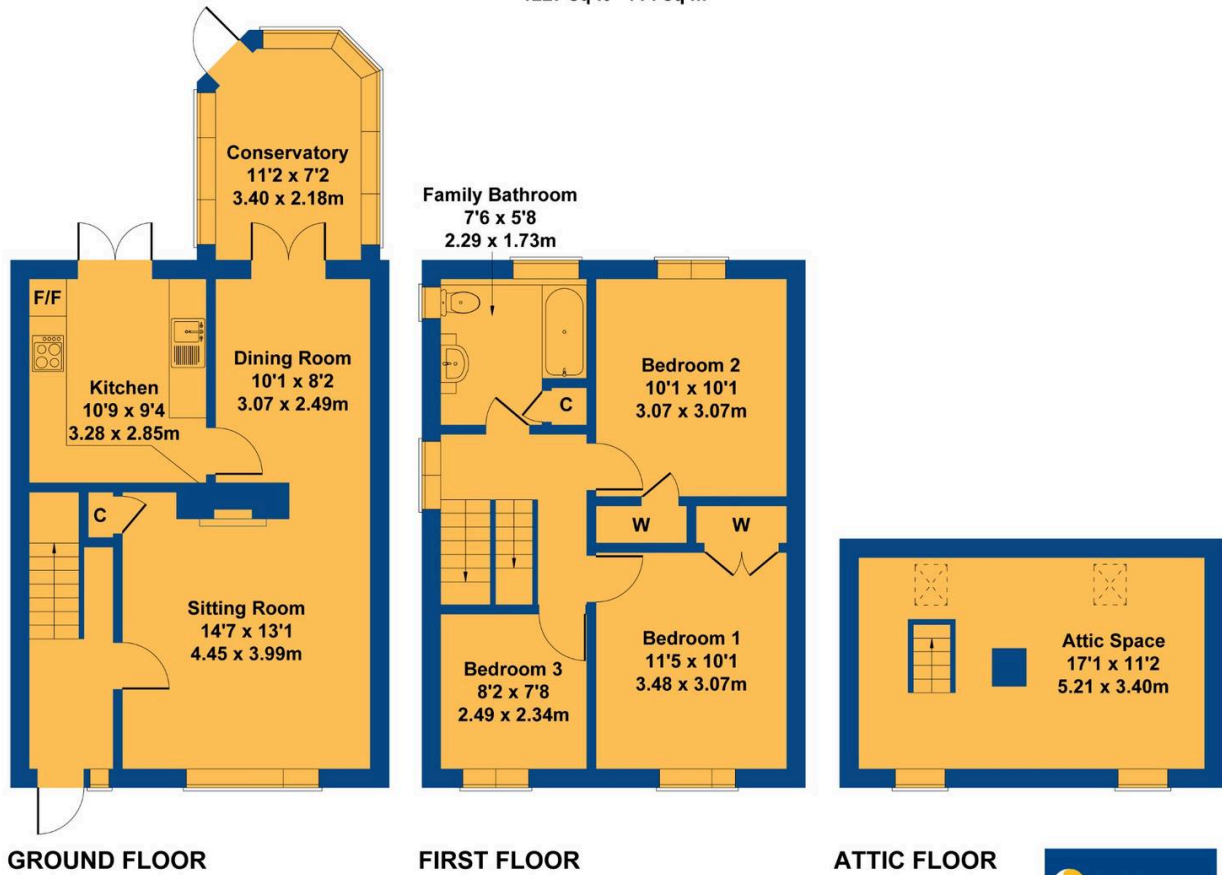
5' 8" x 7' 6" (1.73m x 2.29m)

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.



17 Four Acre

Approximate Gross Internal Area
1227 sq ft - 114 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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.



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