



6 River Walk, Llantwit Major

£385,000 Freehold

SEMI DETACHED HOME. • EXTENDED. 3 BEDROOMS. • STUDY/4TH BEDROOM. • GARAGE. DRIVEWAY. • SITTING/DINING ROOM. • KITCHEN/BREAKFAST ROOM. • UPVC. GCH COMBI.





Rarely available in a sought after WEST END location of the historic town of Llantwit Major, Vale of Glamorgan, stands this EXTENDED semi detached family home. Briefly the property comprises entrance hallway, sitting/dining room, kitchen/breakfast room, study (4th bedroom) and cloakroom/WC to the ground floor. To the first floor are three bedrooms and shower oom. Outside to the front is a driveway for two cars and garage. To the rear is an enclosed garden with paved areas for seating etc, greenhouse and workshop/store. The property enjoys uPVC windows and doors, gas central heating with a combination boiler, cavity wall insulation and solid oak doors throughout. Potential to extend to the side subject to the usual consents. River Walk is ideally located for access to shops and amenities, countryside, the impressive St Illtyd's Church, and within easy reach of the Heritage Coastline and beaches. Viewings are highly recommended to fully appreciate the quiet cul de sac west end position and improvements the current owners have made to the property.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR

Entrance Hallway

UPVC opaque glazed front entrance door. Radiator. Stairs to first floor. Oak doors to sitting room and study. Original parquet flooring.

Sitting /Dining Room

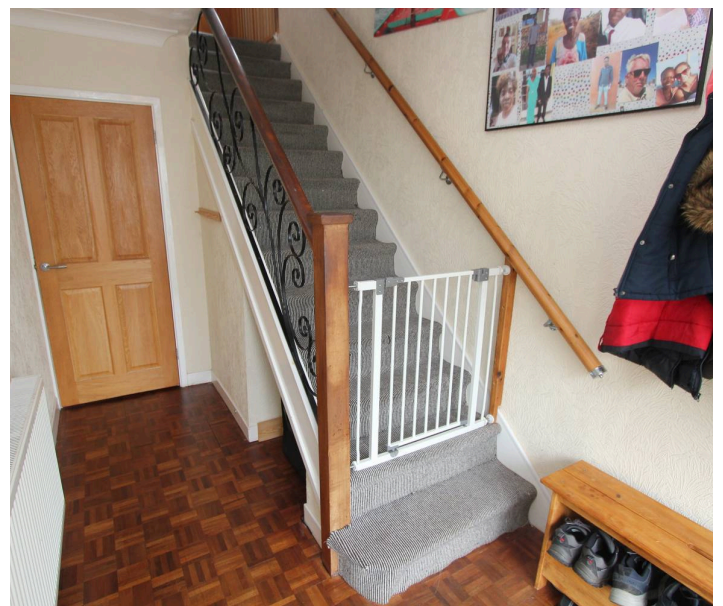
12' 0" x 23' 10" (3.66m x 7.26m)

Original solid wood parquet flooring. Fireplace with coal effect gas fire. Radiator. Oak door to study. Glazed oak double doors to kitchen/diner. Space for dining room table and chairs.

Kitchen/Breakfast Room

9' 4" x 17' 10" (2.84m x 5.44m)

UPVC French doors to rear. Fully fitted replacement kitchen comprising eye level units base units with drawers and solid wood work surfaces over. Inset stainless steel sink with mixer tap. Space for white goods. Free standing Rangemaster 5 hob gas cooker with hood. Radiator. Space for breakfast table and chairs. Partially tiles walls. UPVC window to rear and side. Ceramic floor tiles. Integrated slim line dish washer.





Study

11' 5" x 8' 11" (3.48m x 2.72m)

UPVC window to side. Radiator. Oak door to cloakroom/WC.

Cloakroom/WC

4' 7" x 2' 7" (1.40m x 0.79m)

Low level WC. Corner wash hand basin.

FIRST FLOOR

Landing

Loft access. UPVC window to side. Oak doors to bedrooms and shower room. Linen cupboard.

Bedroom One

12' 0" x 8' 11" (3.66m x 2.72m)

UPVC window to front. Radiator. Built in wardrobe. Airing cupboard containing the wall mounted combination boiler providing the central heating and hot water.

Bedroom Two

10' 11" x 10' 9" (3.33m x 3.28m)

UPVC window to rear. Radiator. Built in wardrobe.

Bedroom Three

9' 4" x 8' 11" (2.77m x 2.72m)

UPVC window to front. Radiator. Built in wardrobe. Over stairs cupboard.

Shower Room

5' 11" x 2' 6" (1.63m x 2.44m)

UPVC windows to rear and side. Shower enclosure with shower. Ceramic wash hand basin with mixer tap. Painted walls. Low level WC. Vertical radiator. Wood effect flooring. Built in cupboards etc.



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