







## 5 Four Acre

Llantwit Major, Llantwit Major

This well presented semi detached home with an impressive garden 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, kitchen with solid wood tops, and rear porch to the ground floor. To the first floor are three bedrooms and a family bathroom. Outside there is the sunny garden to the rear with patio areas, summer houses and store shed. The property enjoys gas central heating with a combination boiler, UPVC windows and doors with French doors to the rear, and block paviour driveway providing ample off road parking. Viewings are highly recommended to fully appreciate the spacious accommodation, homely feeling throughout and quiet location. Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: EPC Environmental Impact Rating:

- SEMI DETACHED FAMILY HOME.
- 3 BEDROOMS.
- GCH COMBI. UPVC.
- CONSERVATORY.
- EPC TBC.
- DRIVEWAY. IMPRESSIVE GARDEN.
- SUMMER HOUSES. STORE.
- QUITE POPULAR LOCATION.







## GROUND FLOOR

### Entrance Hallway

UPVC opaque front entrance door. Tiled floor. Stairs to first floor. Radiator. Door to sitting room.

### Sitting Room

14' 9" x 13' 3" (4.50m x 4.04m)

UPVC window to front. Radiator. Electric fireplace. Opening to dining room.

### Dining Room

10' 3" x 8' 3" (3.12m x 2.51m)

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

### Conservatory

9' 3" x 9' 6" (2.82m x 2.90m)

Ceramic floor tiles. UPVC French doors to rear.

### Kitchen

9' 4" x 10' 1" (2.84m x 3.07m)

UPVC window and UPVC glazed door to rear. Ceramic floor tiles. Fully fitted kitchen comprising eye level units base units with drawers and wood effect work surfaces over. Inset stainless steel sink with mixer tap. Electric cooker with hood. Space for white goods. Partially tiled walls. Worcester combination boiler providing the central heating and hot water.

### Rear Porch

UPVC glazed door to rear. Door from kitchen. Ceramic floor tiles. Water tap. Space for white goods.







## FIRST FLOOR

### Landing

Doors to bedrooms and bathroom. UPVC window to side.

### Family Bathroom

5' 9" x 7' 6" (1.75m x 2.29m)

UPVC opaque window to side and rear. Low level WC. Wash hand basin with mixer tap. Ceramic floor tiles. Vertical radiator. Panelled bath with electric mixer shower.

### Bedroom 1

10' 0" x 10' 4" (3.05m x 3.15m)

UPVC window to rear. Radiator. Built in wardrobe.

### Bedroom 2

10' 4" x 11' 2" (3.15m x 3.40m)

UPVC window to front. Radiator. Built in wardrobes.

### Bedroom 3

8' 4" x 7' 6" (2.54m x 2.29m)

Over stairs cupboard. UPVC window to front. Radiator. Loft access.







## GARDEN

Rear Garden - An enclosed garden laid to lawn with summer houses, store and seating areas for table and chairs etc. Electric to summer house at end of garden. Raised beds. gate to front. Block paviour area. Mature acer tree.

## DRIVEWAY

2 Parking Spaces

Block paviour driveway for two cars.







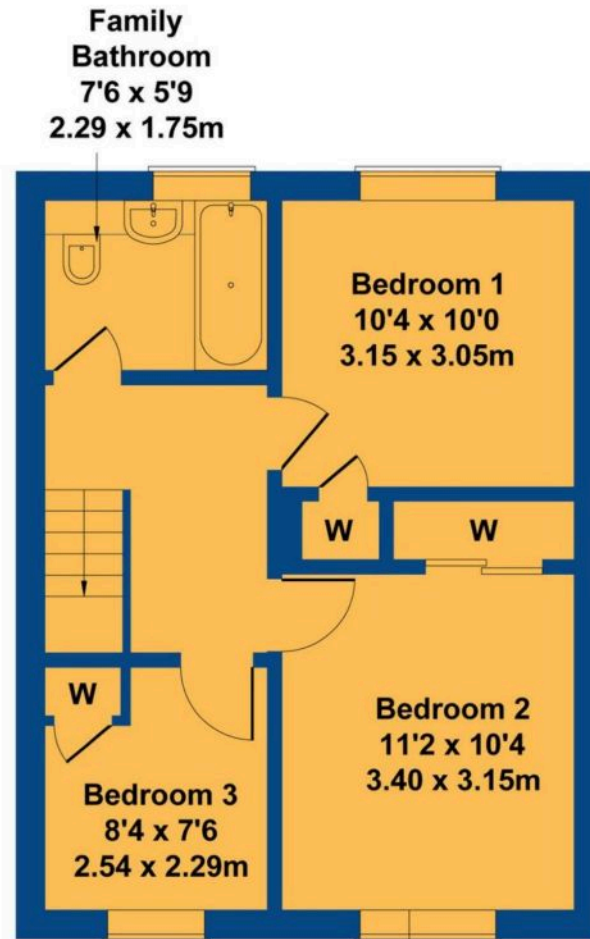


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Approximate Gross Internal Area  
1001 sq ft - 93 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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





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