



17 River Walk

Llantwit Major, CF61 1SY

Price £499,950

HARRIS & BIRT



Situated in the ever popular old town, within Llantwit Major to the West End, this property offers four bedrooms, three bathrooms, and three reception rooms, as well as driveway parking, integrated garage and a sizeable plot. The accommodation briefly comprises; entrance hall, living room, sitting room, kitchen/breakfast room, dining room and shower room to ground floor. Stairs lead up to four excellent sized double bedrooms, master en suite, bathroom and WC. Further benefits include newly fitted gas combination central heating boiler, solar PV panels to roof and no onward chain.

The property is situated within the heart of the historic old town of Llantwit Major, with a wide range of facilities including well regarded schooling for all ages, a wide range of shops, both national and local, a library, doctors' surgery, sporting and recreational facilities etc. Llantwit Major is one of the few towns in the Vale of Glamorgan where you can commute by train on the coastal line which runs between Bridgend and Cardiff. Easy access to the major road network brings major centres, including the capital city of Cardiff, Bridgend etc, within comfortable commuting distance.

- Spacious Detached Family Home
- Three Receptions Rooms
- Front & Rear Gardens
- Popular Location
- No Onward Chain
- Four Good Sized Bedrooms
- Three Bathrooms
- Driveway Parking & Garage
- Good School Catchment & Local Facilities
- EPC Rating: C

## Accommodation

### Ground Floor

#### Entrance Hallway 6'8 x 11'10 (2.03m x 3.61m)

The property is entered via UPVC door with decorative vision panels above and double height vision panel to side. Wood block flooring. Skimmed walls. Coved and textured ceiling. Pendant ceiling light. Radiator. Straight run of carpet stairs lead up to first floor landing. Communicating doors to kitchen and living room.

#### Living Room 17'10 x 12'9 (5.44m x 3.89m)

Large UPVC double glazed picture window to front. Skimmed walls. Coved and skimmed ceiling. Pendant ceiling light. Fitted carpet. Fitted radiator. Double doors open through into sitting room.

#### Sitting Room 10'7 x 16'5 (3.23m x 5.00m)

Large UPVC double glazed picture window to front. Skimmed walls. Coved and skimmed ceiling. Pendant ceiling light. Fitted carpet. Fitted radiator.

#### Kitchen/Breakfast Room 12'8 x 11'1 (3.86m x 3.38m)

Fitted kitchen with features to include: a range of wall and base units, set under and over laminate worksurface and tiled splashbacks. Eyleine Hotpoint double oven and grill facilities. Hotpoint gas four ring hob with extractor hood over. 1.5 sink bowl and drainer with chrome mixer tap. Integrated Bosch dishwasher set behind matching decor panel. Integrated fridge/freezer behind matching decor panel. Fitted dining table to match worksurface. Ceramic tiled flooring. Further skimmed walls. Textured finished ceiling. Pendant ceiling light. Fitted radiator. UPVC lead lined window to rear elevation. UPVC decorative double glazed pedestrian door leads out to rear garden. Door to pantry/storage cupboard. Open shelving. Door through to dining room.

#### Dining Room 11'11 x 9'8 (3.63m x 2.95m)

Lead lined UPVC double glazed window to rear. Skimmed walls. Coved and textured ceiling. Pendant ceiling light. Wood block flooring. Fitted radiator. Door to shower room.

#### Shower Room 10'7 x 4'7 (3.23m x 1.40m)

Three piece suite comprising shower cubicle with electric Triton shower and shower head attachment. Pedestal wash hand basin with hot and cold tap. Low level WC. Part tiled walls. Further skimmed walls. Skimmed ceiling. Ceiling spotlights. Tiled flooring. Fitted radiator.

### First Floor

#### Landing

Straight carpet stairs from ground floor to open landing. Skimmed walls. Coved and skimmed ceiling. Access to loft via hatch. Fitted carpet. UPVC lead lined window to side elevation. Three door run of storage cupboards housing newly fitted gas boiler and open shelving. Communicating doors to all first floor rooms.

#### Master Bedroom 9'8 x 12'6 (2.95m x 3.81m)

Lead lined UPVC double glazed window to rear. Skimmed walls. Textured ceiling. Pendant ceiling light. Fitted carpet. Fitted radiator. Access to loft via hatch. Door to en suite shower room.

#### En Suite Shower Room 9'8 x 3'6 (2.95m x 1.07m)

Three piece suite comprising shower cubicle with electric Triton shower and shower head attachment with tiled splashback and sliding glass door. Low level dual flush WC. Pedestal wash hand basin with hot and cold taps. Tiled walls. Further skimmed walls. Textured ceiling. Ceiling spotlight. Fitted radiator. Vinyl flooring. Obscure glazed window to rear.

#### Bedroom Two 15'9 x 9'10 (4.80m x 3.00m)

Lead lined UPVC double glazed window to rear. Skimmed walls. Textured ceiling. Pendant ceiling light. Fitted carpet. Fitted radiator.

#### Bedroom Three 13'3 x 7'4 (4.04m x 2.24m)

Lead lined UPVC double glazed window to front. Skimmed walls. Textured ceiling. Pendant ceiling light. Fitted carpet. Fitted radiator.

#### Bedroom Four 11'4 x 9'8 (3.45m x 2.95m)

Lead lined UPVC double glazed window to front. Skimmed walls. Skimmed ceiling. Pendant ceiling light. Fitted carpet. Fitted radiator. Storage over stairs.

#### Bathroom 5'10 x 5'9 (1.78m x 1.75m)

Two piece suite in white comprising panelled bath with hot and cold taps. Pedestal wash hand basin with hot and cold taps. Part tiled walls. Further skimmed walls. Skimmed ceiling. Pendant ceiling light. Vinyl flooring. Obscure glazed window to rear.

#### WC

Obscure glazed window to rear. Low level WC. Skimmed walls. Textured ceiling. Pendant ceiling light. Vinyl flooring.

#### Outside

Driveway parking to front for two vehicles, leading to double garage. The front garden is elevated and mainly laid to lawn. Mature trees and shrubbery. Stone wall to front and side, with steps leading to pathway to front door. The rear garden is enclosed and mainly laid to lawn and patio slabs. Plenty of mature trees and shrubbery adding further privacy. Stone wall to the rear and side with a further fencing to side aspect. Wooden gate to side. Greenhouse. Steps lead to the garage and kitchen.

#### Double Garage

Electric up and over door. Light and power. Controls for solar panels. Currently separated by interior wall to provide a utility area, with plumbing for washing machine.

#### Services

The property is serviced by mains gas, electric, water and drainage. Owned solar PV to the roof space which generates approximately £800 per annum.











GROSS INTERNAL AREA  
 FLOOR 1: 846 sq ft, FLOOR 2: 816 sq ft  
 TOTAL: 1665 sq ft  
 \*SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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