





11 Seaview Place

Llantwit Major, Llantwit Major

In quiet position yet central location of Llantwit Major, Vale of Glamorgan stands this well presented semi detached property with mature rear garden and garage with no forward chain. The property briefly comprises entrance hallway, W/C, sitting/dining room, kitchen and rear glazed porch to the ground floor. To the first floor are three bedrooms and a shower room. Outside is a driveway, and enclosed well maintained gardens to the front and rear. The property enjoys gas central heating with a combination boiler and UPVC doors and windows. Seaview place is walking distance to shops, amenities and schools, and within easy reach of the Heritage Coastline and beach. Viewings are highly recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- SEMI DETACHED HOME.
- 3 BEDROOMS. EPC C72.
- DRIVEWAY. GARAGE.
- UPVC. GCH COMBI.
- CONSERVATORY.
- NO FORWARD CHAIN.
- QUIET SOUGHT AFTER LOCATION.





GROUND FLOOR

Entrance Hallway

UPVC front entrance door. Radiator. Stairs to first floor. Wood effect flooring. Door to sitting/dining room, kitchen and cloakroom/WC. UPVC opaque glazed front entrance door.

Cloakroom/WC

Low level WC. UPVC opaque window to side.

Sitting Room

23' 7" x 15' 1" (7.19m x 4.60m)

Radiator. UPVC sliding doors to rear. Gas fire.

Kitchen

13' 8" x 8' 1" (4.17m x 2.46m)

UPVC glass door to conservatory. UPVC windows to side. Radiator. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink one and a half bowl, with mixer tap. Gas cooker. Space for white goods.

Rear Glazed Porch

6' 0" x 10' 0" (1.83m x 3.05m)

UPVC door to rear.

FIRST FLOOR

Landing

Radiator. UPVC window to side with distant views of the countryside and somerset. Door to bedrooms and shower room.

Shower Room

6' 7" x 5' 4" (2.01m x 1.63m)

Low level WC. UPVC opaque window to front. Combination gas boiler providing the central heating and hot water located in the airing cupboard. Pedestal wash hand basin. Vertical radiator/heated towel rail. Vinyl floor covering. Shower enclosure with mixer shower.

Bedroom 1

14' 11" x 10' 0" (4.55m x 3.05m)

Radiator. UPVC window to rear.





Bedroom 1

14' 11" x 10' 0" (4.55m x 3.05m)
Radiator. UPVC window to rear.

Bedroom 2

11' 8" x 11' 6" (3.56m x 3.51m)
UPVC window to front. Radiator.

Bedroom 3

8' 4" x 10' 1" (2.54m x 3.07m)
UPVC window to rear. Radiator.





GARDEN

Front Garden - enclosed and low maintenance. Driveway and garage. Rear Garden - enclosed, private, laid to lawn, mature trees and shrubs including fruit tree etc. Paved area for seating.

Garage

Single Garage

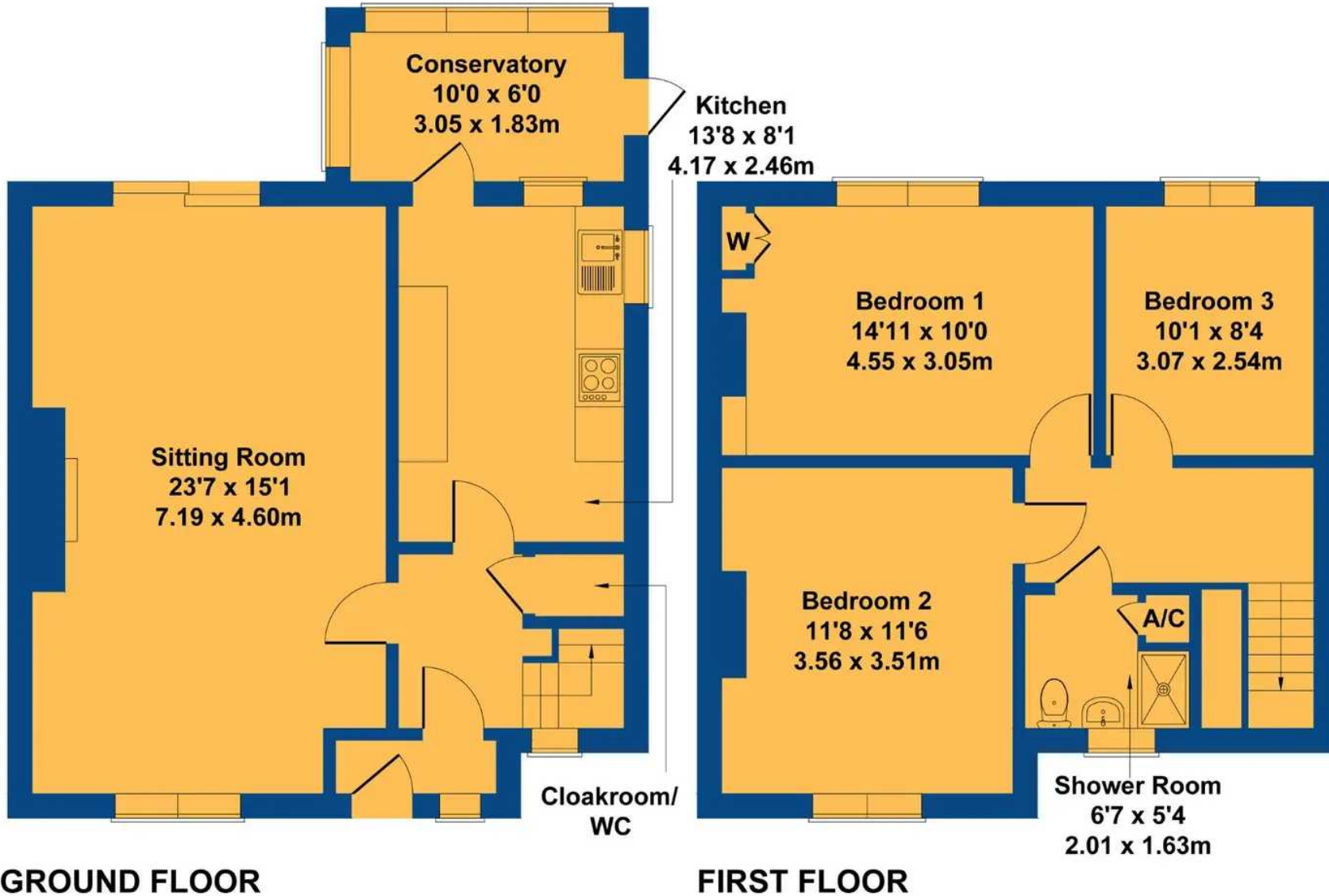
Driveway for 1 car. Garage has power and lighting and an up and over garage door.





11 Sea View Place

Approximate Gross Internal Area
1152 sq ft - 107 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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