





## 10 Four Acre

Llantwit Major, Llantwit Major

SUPERB PRESENTATION with this 2022 fully renovated and EXTENDED semi detached property with sunny garden and DETACHED GARAGE, located on a popular and mature location of Llantwit Major, Vale of Glamorgan, within easy reach of local shops, schools, amenities and the Heritage Coastline and beach. The property briefly comprises entrance hallway, cloakroom/WC, open plan sitting/dining./kitchen, and utility to the ground floor. To the first floor are three bedrooms and a family bathroom. Outside to the front is an impressive double driveway and additional driveway to the side, and to the rear is an enclosed southerly garden with a newly built detached garage. The property enjoys UPVC windows and doors, bifold doors to the rear, wood internal door, vertical radiators, ceramic floor tiles, and gas central heating with a replacement combination boiler. This spacious property would make an ideal family home or first time buy. Rarely available to such a standard, the property being remodeled to maximise on the space, and viewings are highly recommended to fully appreciate the presentation and quality of finish. Four Acre is withing walking distance of the train and bus stations.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



## 10 Four Acre

Llantwit Major, Llantwit Major

- SEMI DETACHED HOME.
- 3 BEDROOMS.
- FULLY RENOVATED THROUGHOUT.
- OPEN PLAN LIVING.
- GARAGE. DRIVEWAY.
- CLOAKROOM/WC.
- UPVC. GCH COMBI.
- POPULAR LOCATION.
- EPC C74.





## GROUND FLOOR

### Entrance Hall

Accessed via opaque glazed door. Stairs to first floor and ceramic tiled floor. Vertical radiator. Glazed door to sitting room/dining room/kitchen.

### Cloakroom/WC

7' 5" x 3' 5" (2.26m x 1.04m)

Low level WC and wash hand basin with mixer tap. Vertical radiator. Ceramic tiled floor.

### Kitchen/Dining and Sitting Room

36' 7" x 17' 11" (11.15m x 5.46m)

uPVC window to front. Vertical radiators. Door to utility room. Down lighting. Bi fold doors to rear. Ceramic tiled floors. Fully fitted kitchen with eye and base level units and complementing work surfaces. Eye level microwave/grill and oven. Inset induction hob with hood. Partial tiled walls. Space for fridge freezer.

### Utility

6' 9" x 4' 11" (2.06m x 1.50m)

uPVC window to side. Ceramic tiled floor. Under stair cupboard. Fitted eye and base level units with work surfaces over and inset sink unit with mixer tap. Wall mounted Baxi combination boiler. Partial tiled walls.





## FIRST FLOOR

### Landing

Window to side. Door to bedrooms and bathroom.

### Bedroom One

11' 7" x 10' 7" (3.53m x 3.23m)

uPVC window to front. Radiator. Wardrobes.

### Bedroom Two

9' 1" x 9' 1" (2.77m x 2.77m)

uPVC window to rear. Radiator. Wardrobes.

### Bedroom Three

8' 1" x 6' 9" (2.46m x 2.06m)

uPVC window to front. Radiator. Storage cupboard.

Loft access.

### Bathroom

8' 4" x 5' 2" (2.54m x 1.58m)

uPVC opaque window to rear and side. Vertical radiator. Low level WC and pedestal wash hand basin with mixer tap. Panelled bath with mixer taps and shower over. Partial tiled walls. Tiled floor.





### **GARDEN**

Rear Garden. Dimensions: 48' 0" x 26' 0" (14.62m x 7.92m). An enclosed and impressive sunny garden laid to lawn with Indian sandstone paving allowing space for table and chairs. Electric point, outside lighting and tap.

### **GARAGE**

Single Garage

Garage: Roller door. Opaque glazed door to side. Power and lighting.

### **DRIVEWAY**

2 Parking Spaces

Block paviour double driveway.

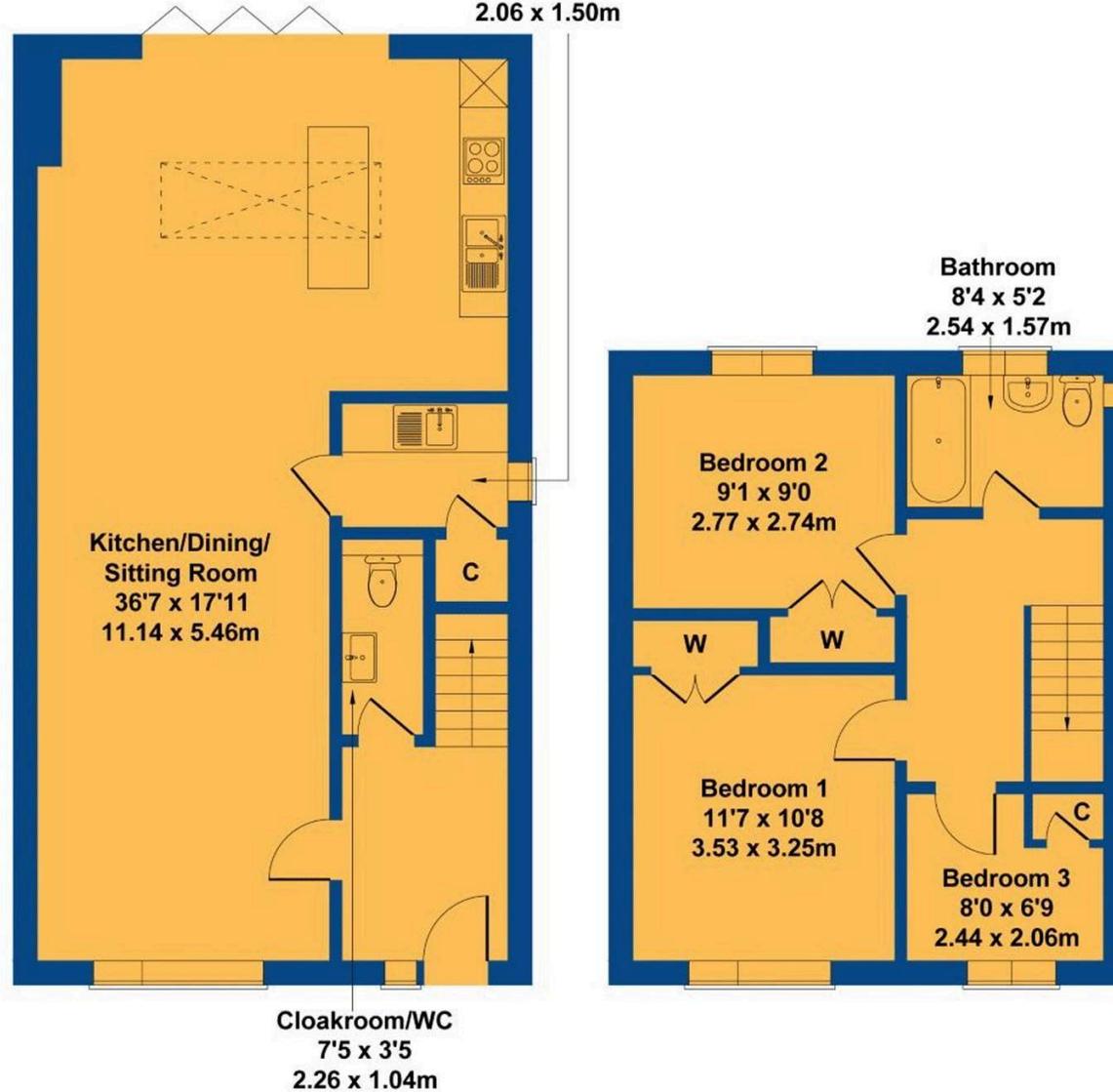




# 10 Four Acre

Approximate Gross Internal Area  
1152 sq ft - 107 sq m

Utility  
6'9 x 4'11  
2.06 x 1.50m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.





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