

6 River Walk

Llantwit Major, CF61 1SY

Offers Over £365,000

HARRIS & BIRT

3 1 2

Situated in the ever-popular Old Town of Llantwit Major, within the West End, this property offers three bedrooms, two reception rooms, a family bathroom, driveway parking, a garage, and an enclosed rear garden. The accommodation briefly comprises an entrance hall, living/dining room, separate sitting room, kitchen/breakfast room, and WC to the ground floor. Stairs lead to the first floor, which offers three good-sized bedrooms and a family bathroom.

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.







Accommodation

Ground Floor

Entrance Hall 12'11 x x 6'5 (3.94m x x 1.96m)
The property is entered via obscure decorative glazed front door with further decorative glazed panel to side into hall. Stairs to first floor. Wood block parquet floor. Radiator. Pendant ceiling light. Door to living room.

Living/Dining Room 23'8 x 11'11 max (7.21m x 3.63m max)
Feature central fireplace containing coal effect gas fire with decorative surround and oak mantel over. Large window overlooking front garden. Continuation of wood block parquet flooring from hall. Radiator. Pendant ceiling light. Ample space for table and chairs. Part glazed doors through to kitchen. Door to sitting room.

Kitchen/Breakfast Room 9'2 x 18'8 (2.79m x 5.69m)
Fitted kitchen with features to include: a range of wall and base units. Wood block worktops and tiled splashbacks. Inset single bowl sink with curved mixer tap and draining grooves. Free standing Range Master with five ring gas hob, oven and warming trays. Tiled splashback. Electric extractor hood. Cabinets containing fridge/freezer and storage. Undercounter dishwasher behind matching decor door. Space for undercounter washing machine/tumble dryer. Ample space for table and chairs. Dual aspect windows overlooking rear gardens and side patio. Double French doors with side vision panels opens out onto rear patio. Tiled floor. Two vertical radiators. Decorative pendant ceiling lights.

Sitting Room 10'11 x 9'2 (3.33m x 2.79m)
Window overlooking side. Recessed space with shelving. Carpet tiles. Radiator. Pendant ceiling light. Door to WC.

WC 4'7 x 3'2 (1.40m x 0.97m)
Two piece suite in white comprising low level hidden cistern WC. Corner vanity unit with wash hand basin, mixer taps, splashbacks and storage below. Tiled floor. Pendant ceiling light. Extractor fan.

First Floor

Landing 8'1 x 7'4 (2.46m x 2.24m)
Stairs from ground floor onto first floor landing. Large window overlooking side. Fitted carpet. Recessed cupboard housing shelving. Loft access hatch. Pendant ceiling light. Doors to all first floor rooms.

Master Bedroom 12'2 x 9'0 (3.71m x 2.74m)
Large window overlooking front. Range of fitted wardrobes. Cupboard housing Eco Elite Baxi gas combination boiler. Fitted carpet. Radiator. Ceiling fan with lights.

Bedroom Two 10'11 x 11'2 (3.33m x 3.40m)
Large window overlooking the rear. Fitted wardrobe. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three 9'1 x 7'4 (2.77m x 2.24m)
Window overlooking front. Fitted wardrobe. Built in storage cupboard over bulk head of stairs. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 5'6 x 8'2 (1.68m x 2.49m)
Modern fitted suite with features to include: fully tiled walk in shower with wall mounted mains connected shower, rainfall shower head, further shower head fitment and glazed screen. Low level hidden cistern dual flush WC. Wall mounted vanity unit containing inset sink with mixer tap, tiled splashback and storage below. Obscure glazed window to rear. Wall mounted vertical towel warmer. Fitted wall mirror with downlighting. Pendant ceiling light. Extractor fan. Shaving point.

Outside
The property is accessed from the front via tarmacadam laid driveway leading to single car garage with up and over door. Steps lead up to the front door. The front garden is laid to chippings for ease of maintenance. Offers extra parking with mature planted borders. Pedestrian gate leads to the rear garden. The rear garden is particularly spacious and offers an elevated paved patio with access from the kitchen. Made enclosed via fencing. Steps leading down to a further area of patio. Leads to the back of the garage with storage space with built in worksurface containing single bowl sink and drainer. Plumbing for washing machine. Fixed Greenhouse and vegetable planters. Further patio space to the rear offers a pretty area enjoying the last sun and great for alfresco dining. Flat parcel of lawn. The garden is made enclosed to all sides via a dry stone wall boundary to the rear and block wall boundaries to the sides.

Services
All mains services are connected to the property. Gas central heating via a combination boiler housed to cupboard in the master bedroom. UPVC double glazing throughout. Freehold.

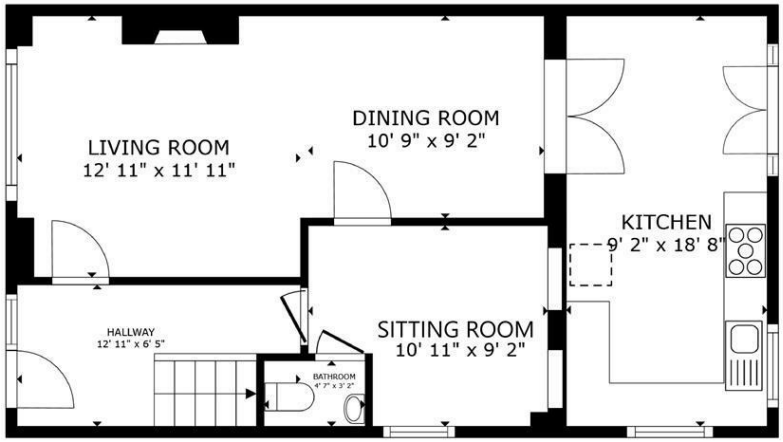




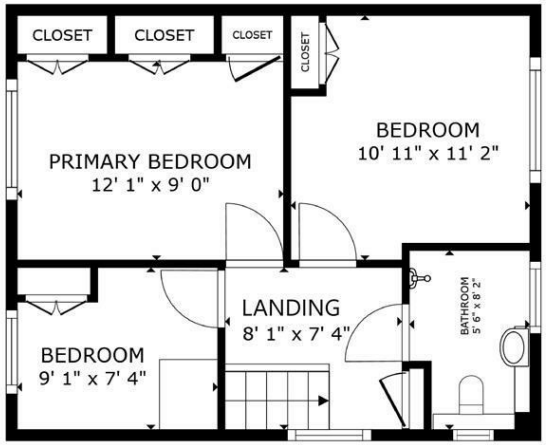








FLOOR 1



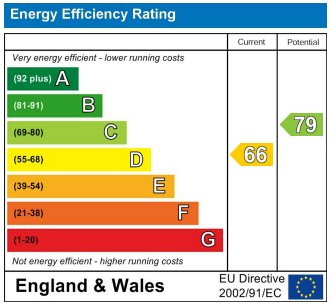
FLOOR 2

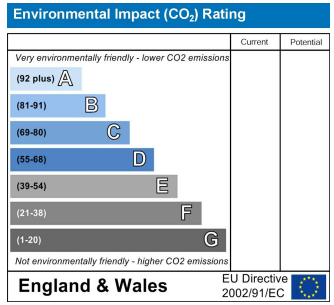
GROSS INTERNAL AREA
FLOOR 1 637 sq.ft. FLOOR 2 439 sq.ft.
TOTAL : 1,077 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
65 High Street, Cowbridge, CF71 7AF
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

RICS