



Four Acre, Llantwit Major

guide price **£300,000 - £325,000**

- Guide Price £300,000-£325,000
- Extended four-bedroom semi-detached family home with no onward chain
- Impressive south-facing low-maintenance garden with detached summerhouse
- Spacious kitchen/dining room, utility room and ground floor cloakroom/WC
- Driveway parking, garage/store and a quiet no-through road location.
- EPC Rating: C



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About the property

Offered to the market with no onward chain, this extended four-bedroom semi-detached property has been thoughtfully renovated throughout by the current owners to create a stylish and spacious family home. Occupying a desirable position on a quiet no-through road, the property combines generous accommodation with excellent outdoor space and a highly convenient location.

The ground floor begins with a welcoming entrance porch leading into a central hallway. To the front, the spacious sitting room benefits from a bay window and attractive 'Bamboo' hard wood flooring, creating a bright and spacious living space. The room flows seamlessly into the impressive kitchen/dining room, which provides ample space for family dining and entertaining. The well-appointed Wren kitchen features a range of fitted units, integrated appliances and French doors opening directly onto the rear garden. A useful utility room and ground floor cloakroom/WC further enhance the practicality of the home.

To the first floor are four well-proportioned bedrooms and a family bathroom featuring both a bath and separate shower enclosure. The accommodation is ideal for growing families, home working or those seeking flexible living arrangements.



Entrance Porch

Double glazed window to the side elevation and opaque glazed entrance door. Built-in storage cupboard and further glazed door leading into the entrance hallway.

Entrance Hallway

Welcoming and extended hallway with storage. 'Bamboo' hardwood flooring. Staircase rising to the first floor and access to the principal reception room.

Sitting Room

A bright and spacious reception room featuring a uPVC bay window to the front elevation, solid wood flooring and space for an electric fire. Open-plan access leads through to the kitchen/dining room.

Kitchen/Dining Room

A superb family and entertaining space with a double glazed window overlooking the rear garden and French doors providing direct garden access. An impressive kitchen by 'Wren' fitted with a comprehensive range of wall and base units with work surfaces over, integrated fridge and dishwasher, one-and-a-half bowl sink unit, five-burner gas hob with extractor hood and twin eye-level ovens. Understairs storage cupboard, 'Bamboo' solid wood flooring and recessed lighting.

Utility Room

Useful additional workspace with fitted base units, work surfaces and stainless-steel sink unit. Double glazed door to the rear garden, radiator, vinyl flooring, recessed lighting and access to the cloakroom/WC and garage/store.

Cloakroom

Fitted with a low-level WC and pedestal wash hand basin. Opaque double glazed window to the rear elevation.

Landing

Providing access to all bedrooms and the family bathroom. Radiator and wood-effect flooring.

Family Bathroom

Well-appointed family bathroom comprising panelled bath with shower attachment, separate shower enclosure, pedestal wash hand basin and low-level WC. Tiled flooring, recessed lighting and opaque double glazed window to the rear.

Bedroom One

Generous double bedroom with double glazed window to the front elevation, radiator and wood-effect flooring.

Bedroom Two

Double bedroom overlooking the rear garden, featuring built-in wardrobes, radiator and wood-effect flooring.

Bedroom Three

A versatile and particularly spacious bedroom with windows to both the front and rear elevations, radiator and wood-effect flooring.

Bedroom Four

Ideal as a child's bedroom, nursery or home office. Featuring a front-facing double glazed window, built-in wardrobes, loft access, radiator and wood-effect flooring.

External

To the front is a driveway providing off-road parking for two vehicles and access to the garage/store.

The rear Garden is a standout feature of the property, the impressive south-facing rear garden has been designed for low-maintenance living and offers excellent space for outdoor dining, entertaining and family enjoyment. The garden also benefits from a detached summerhouse, providing a versatile additional space suitable for a range of uses.

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Floorplan



Ground Floor



First Floor

Total floor area 113.2 m² (1,219 sq.ft.) approx

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