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VICTORIA HOUSE is located in the sought after West End of Llantwit Major with in walking distance of the beach and walks along the Vale Heritage Coastline. The property Offers some lovely original features and a generous amount of living space, approximately 145 Sq.m or 1550 Sq.ft. which in turn, offers flexible living potential. The property is briefly comprising; lounge, dining room, second reception, cloakroom and kitchen to the ground floor level with three double bedrooms and family bathroom to the first floor level. The property benefits from an off road parking space and has a small area courtyard to the rear. Council Tax Band G.

GROUND FLOOR

Entrance Hallway

Enter the property via uPVC front door into the hallway with carpeted stairs leading to the first floor and doorways to the lounge and 2nd reception room.

Lounge

4.58m x 4.38m (15' 0" x 14' 4") Longest and widest points.

uPVC windows to the front and side of the property. Feature fireplace with brick surround and wooden mantle housing log burning effect electric fire. Carpeted flooring, radiator, ceiling light and power. Doorway to downstairs WC.

Cloakroom

1.8m x 0.8m (5' 11" x 2' 7")

Fitted with a wash hand basin in vanity unit and low level WC. Tiled to the flooring and splash back areas and window to the side.

Reception room 2

4.81m x 4.46m (15' 9" x 14' 8")

uPVC windows to the side elevations of the property. Flagstone flooring, radiator, ceiling light and power. Feature stone and hearth. with electric wood burner effect fire. Doorway to the 2nd reception room/dining room.

Reception room 3/Dining room.

4.58m x 4.24m (15' 0" x 13' 11")

uPVC window to the side of the property. Feature original stone fireplace and hearth housing log burning effect electric fire. Flagstone flooring, radiator, ceiling light and power. Doorway to the kitchen.

Kitchen

5.74m x 2.08m (18' 10" x 6' 10")

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Electric, five ring range cooker with extractor fan over. Integrated fridge, freezer, dish washer. and washing machine to stay. Flagstone flooring, radiator, ceiling light and power. uPVC window and door leading out into rear courtyard. uPVC door leading out to the front courtyard.

FIRST FLOOR

Landing

Doors leading into all bedrooms and family bathroom. uPVC double glazed window to the side, fitted carpet.

Bedroom One

4.58m x 4.30m (15' 0" x 14' 1")

uPVC window to the front and side of the property. Fitted wardrobes. Carpeted flooring, radiator, ceiling light and power.

Bedroom Two

4.94m x 3.57m (16' 2" x 11' 9")

uPVC window to the side of the property. Fitted wardrobes, fitted carpet, radiator, ceiling light and power.

Bedroom Three

3.21m x 2.88m (10' 6" x 9' 5")

uPVC window to the side of the property. Fitted wardrobes, fitted Carpeted flooring, radiator, ceiling light and power.

Bathroom

2.91m x 1.45m (9' 7" x 4' 9")

uPVC double glazed window to the rear. Fitted with walk in shower cubicle, panel enclosed bath, low level WC and wash hand basin. Fully tiled, towel radiator, ceiling light and power.

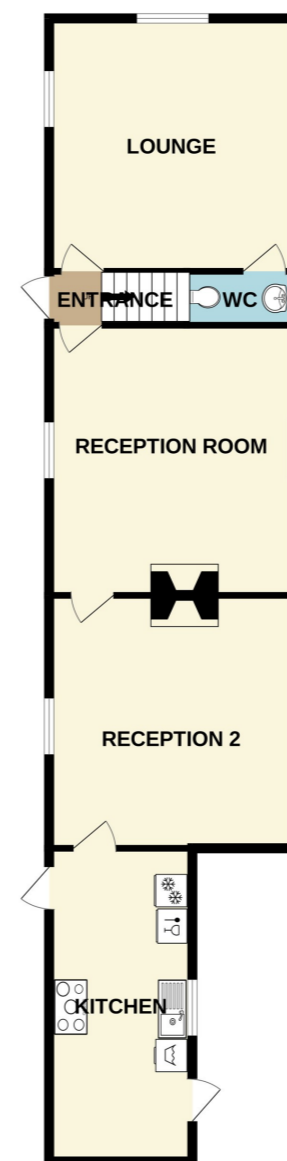
EXTERNAL

Court Yard

The property is approached by driveway with parking for personal vehicles. Driveway is brick based and continues to a small garden area. Doorway to the kitchen.

To the rear is a courtyard with two storage sheds, one housing the combination boiler.

GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



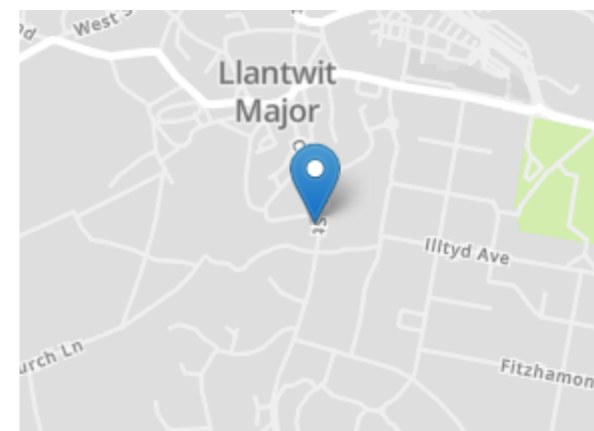
1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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