

**ANTHONY BROWN LTD**

**Gwent House, East Street, Llantwit Major CF61 1XY, Vale of Glamorgan Tel. 01446 792723**

**REF NO 922D**



**1 BERRY COURT**

**LLANTWIT MAJOR CF61 2LJ**

**TENURE : FREEHOLD**

**PRICE : £ 125,000**

**SITUATION & DESCRIPTION** Modern three bedroom end of link house situated in a residential area in Llantwit Major and within close proximity to schools and shops. The elevations are of facing brick and hanging tile under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows and doors and gas fired central heating. Garden to front and enclosed low maintenance rear garden. The town rests a mile inland on the Glamorgan Heritage Coast. The beach and coastal walks offer stunning views across the Bristol Channel. Llantwit Major has excellent local schools (both English and Welsh medium) and access to regular and convenient rail and bus services. The town's railway station reaches Bridgend to the west in 15 minutes and Cardiff to the East in 30 minutes. Both Cardiff International Airport and the M4 motorway are a short 15 minute drive away. Llantwit Major is a bustling, popular town with good shopping and recreational facilities available including rugby, football and Surf Life Saving. Llantwit Major boasts an excellent library, restaurants, a leisure centre and several historic public houses.

**ACCOMMODATION** Approach via a UPVC half glazed door and side panel to the reception hall.

**RECEPTION HALL** Wired for light and power points. Smoke detector. Two panel radiators. Cloaks rack. Generous size under stairs storage cupboard. Ceramic tiled floor.

**CLOAKROOM** Window to the front. Fitted with a wash-hand basin and WC. Ceramic tiled floor. Plumbing for appliances

**LIVING ROOM** 16' 0" x 11' 9" PVC French doors lead out to the rear. Wired for ceiling light and ten power points. TV point. Double panel radiator to one wall with individual thermostat. Wall mounted fire which is independent of the heating system. Fitted carpet

**KITCHEN/  
DINING ROOM**

Maximum 'L' shaped 16' 0" x 10' 0". Window overlooking the front with venetian blinds. Fitted with modern base and wall units incorporating a one and half bowl single drainer sink unit with mixer tap, four ring gas hob with extractor hood, double oven and grill. Wired for light and twelve power points. TV point. Panel radiator with individual thermostat. Smart meter.



**FIRST FLOOR  
LANDING AREA**

Staircase with carpet cover leads to the spacious landing

Wired for ceiling light and power point. Smoke detector. Access into the roof space. Built-in cupboard (former airing cupboard) Doors off to all rooms.

**BEDROOM NO 1**

15' 0" x 10' 0" Window overlooking the rear with curtain fixtures. Wired for ceiling light and eight power points. TV point. Panel radiator with individual thermostat. Carpet cover. Deep built-in cupboard which accommodates the Baxi wall mounted gas fired combination boiler which serves the domestic hot water and the radiators.

**BEDROOM NO 2**

11' 9" x 10' 0" Window overlooking the front with panel radiator beneath with individual thermostat. Wired for ceiling light and eight power points. TV point.

**BEDROOM NO 3**

11' 6" x 5' 9" Window overlooking the rear. Panel radiator to one wall. Wired for ceiling light and four power points. TV point. Carpet cover.

**BATHROOM**

Obscure glazed window to the rear. Fitted with a suite in white comprising panel bath with shower and screen over, wash-hand basin and WC. Panel radiator with thermostat. Ceramic tiled walls. Ceramic tiled floor.

**EXTERNAL**

**To the front** Open plan garden overlooking green area

**To the rear** Enclosed garden bounded by brick wall. Paved patio. Outbuilding. Rear access gate

**SERVICES**

Mains – Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulations.

**VIEWING**

At any reasonable time with the Agent as above.

**LOCAL AUTHORITY** Vale of Glamorgan Council, Civic Offices, Holton Road, Barry

**COUNCIL TAX BAND** C

*Important Notice – All measurements have been taken by a sonic tape and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error. The photographs show only certain parts of the property at the time they were taken. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. Any description or information given should not be relied upon as a statement or representation of fact or that the services are in a good condition. None of the services or equipment in the property have been tested by Anthony Brown Limited and prospective purchasers must make their own investigations. Any floor plans included in these sales particulars are not drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. The plans do not form part of any contract.*

Details prepared on 2<sup>nd</sup> May 2018

PROCEEDS OF CRIME ACT 2002

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