

**ANTHONY BROWN LTD**

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**REF NO 896D**

**1 PICTON COURT**

**LLANTWIT MAJOR CF61 2XP, VALE OF GLAMORGAN**

**TENURE: LEASEHOLD**

**(The freehold has been requested)**



**PRICE: £175,000**

**SITUATION & DESCRIPTION** This is a well-established exceptionally well maintained three bedroom semi-detached house with conservatory and garage which was first occupied in 1972 and is situated in a sought after residential area in Llantwit Major. The elevations are of smooth render with an interlocking tiled roof and PVC rainwater goods. The property has the benefit of UPVC double glazing and gas fired central heating. The semi-detached has front and rear entrances with a detached garage to the rear. 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**

Approached via a UPVC obscure glazed door with a side panel leading to:

## **RECEPTION HALL**

Wired for twin lights. Panel radiator. Smoke detector. Under stairs storage cupboard which accommodates a cloaks rack and the service meters. Carpet cover. Staircase to first floor.

## **LOUNGE/ DINING AREA**

19' 6" x 12' 0" reducing to 9' 6" window overlooking the front with opening transoms and venetian blinds with curtain fixtures and curtains. Combed artex ceiling with coving. Wired for two centre lights and power points. TV and telephone points. Double panel radiator with individual thermostat. Carpet cover. French doors leading from the dining area to:



## **CONSERVATORY**

10' 0" x 8' 6" sliding doors and opening transoms to the rear garden. Wired for twin lights and power points. Panel radiator with individual thermostat. Ceramic tiled floor.



**KITCHEN/  
DINER**

16' 6" x 8' 0" window with a roller blind overlooking the rear garden with a single drainer sink and mixing taps beneath. Range of base and wall units with matching work surfaces over and ceramic tiled surround. Built in four gas ring hob and gas oven with an extractor hood. Plumbing for appliances. Wired for lights and power points. Ceramic tiled flooring. To the dining area there is an obscure glazed window to the side. Single panel radiator with individual thermostat to one wall. Further range of base and wall units with matching work surfaces. Good sized breakfast area.

**Staircase with carpet cover leading to:**

**FIRST FLOOR  
LANDING AREA**

Window to the side with curtain fixtures. Wired for centre light. Access to roof space. Airing cupboard which accommodates hanging space and the gas fired combination central heating boiler which supplies the domestic system and radiators. Carpet cover.

**BEDROOM ONE**

12' 0" x 8' 9" window to the front with curtain fixtures, curtains and blinds. Wired for centre light and power points. Double panel radiator with individual thermostat. Carpet cover.

**BEDROOM TWO**

10' 6" x 8' 9" window to the rear with curtains and blinds. Wired for centre light and power points. Panel radiator with individual thermostat. Carpet cover.

**BEDROOM THREE**

6' 0" x 5' 9" window to the front with blinds and curtain fixtures. Wired for centre light and power points. Built in wardrobe with hanging space. Panel radiator with individual thermostat. Carpet cover.

**BATHROOM**

Two obscure glazed windows to the rear. Wired for light. Modern suite in white comprising panel bath with shower over and screen, wash hand basin and WC with vanity units. Chrome heated towel radiator. All walls are ceramic tiled. Vinyl flooring.

**EXTERNAL**

**To the front** - front garden bounded by stone walling with a centre gate and a centre paved pathway which has lawn on either side with mature shrubs.

**To the side** - 6' 6" boundary wall in concrete block. Paved pathway.

**To the rear** – Paved area with pathway leading to the rear gate. Westerly facing rear garden with lawn and an abundance of flowers.

**GARAGE**

16' 6" x 8' 0" detached concrete sectional garage with up and over door and side door accessing the rear garden. Power and water laid on.





- TENURE** Leasehold with ground rent £34 per annum. (The Freehold has been requested)
- SERVICES** Mains – Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulations.
- VIEWING** At any reasonable time. Strictly by appointment with the Agent as above.
- LOCAL AUTHORITY** Vale of Glamorgan Council, Civic Offices, Holton Road, Barry
- COUNCIL TAX BAND** D

*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 16<sup>th</sup> June 2017

**PROCEEDS OF CRIME ACT 2002**

Anthony Brown Ltd is obliged to report any knowledge or suspicion of money laundering to NCIS – National Criminal Intelligence Service – and should such a report prove necessary are precluded from conducting any further professional work without consent from NCIS.