

ANTHONY BROWN LTD

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REF NO 911D



11 ANGLESEY CLOSE

LLANTWIT MAJOR CF61 2GF

TENURE : FREEHOLD

PRICE : £ 229,950

SITUATION & DESCRIPTION Modern Georgian style three bedroom semi-detached house and garage first occupied in the late 1970's situated in a residential area in Llantwit Major. The property is of traditional construction with rendered and reconstituted stone elevations under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows and doors, PVC rainwater goods and gas fired central heating is installed. Situated on a corner plot with driveway and large harden 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. No onward chain.

ACCOMMODATION Approach via a storm porch and UPVC half glazed door with glazed side panel leading to the reception hall.

RECEPTION HALL Traditional hallway with staircase leading to the first floor. Window to the side with roller blind. Wired for ceiling light. Panel radiator. Laminated floor. Generous size under stairs storage cupboard which houses the service meters.

LIVING ROOM 12' 6" x 12' 0" Bay window overlooking the front. Coved and plain plastered ceiling. Wired for centre light and good range of power points. Panel radiator to one wall with individual thermostat. Laminated flooring.

DINING AREA

11' 0" x 7' 0" French doors lead out onto the rear garden. Coved and plain plastered ceiling. Wired for centre light and power points. Open plan with the kitchen leading off. Overall measurement 16' 0" x 12' 0"

KITCHEN AREA

Well laid and fitted with a range of modern base and wall units with matching work surfaces over together with a central breakfast bar console. Incorporated in the units is a built in fridge and freezer, washing machine and dish washer, four ring ceramic hob and oven with extractor unit over. Plain plastered ceiling. Wired for ceiling light and power points. Half glazed door leads out to the side garden



Staircase with carpet cover leads to

FIRST FLOOR LANDING ARE

Window with blind to the side. Access into the roof space by means of a pull down ladder. Situation of the airing cupboard which houses the gas fired combination boiler which serves the domestic hot water and the radiators. All rooms lead off.

BEDROOM NO 1

11' 9" x 11' 6" maximum. Georgian style window overlooking the front. Coved and combed artex ceiling. Panel radiator with individual thermostat to one wall, Wall to wall fitted wardrobes with sliding doors. Wired for ceiling light and power points. Laminated flooring.

BEDROOM NO 2

11' 9" x 11' 4" Window overlooking the rear garden. Coved and combed artex ceiling. Wired for ceiling light and power points. Laminate floor

BEDROOM NO 3

Window overlooking the front with roller blind. Wired for centre light and power points. Panel radiator. Built-in wardrobe.

BATHROOM

Obscure glazed window overlooking the side. Modern bathroom fitted with a shower cubicle, wash-hand basin and WC. Ceiling light. Medicine cabinet. Ceramic tiled walls. Ceramic tiled floor.

EXTERNAL

To the front Low maintenance garden with dwarf boundary walling. Driveway leads to the garage.

GARAGE

Single car garage with Up and Over door

To the rear Large garden and patio area. Lawn area Summer house and garden shed. Decked area. Outside lighting



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 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 28th November 2017

PROCEEDS OF CRIME ACT 2002

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