

ANTHONY BROWN LTD

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REF NO 881D



12 HEOL Y FELIN

LLANTWIT MAJOR CF61 1TS

TENURE : FREEHOLD

PRICE : £220,000

SITUATION & DESCRIPTION An established (first occupied 1976) three bedroom semi-detached chalet style house and detached garage situated in a sought after residential area close to all amenities in the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available. Rail and bus services run to Barry, Cardiff and Bridgend whilst the M4 motorway is approximately nine miles distant and Cardiff (Wales) Airport is about seven miles away. The elevations are of facing brick under an interlocking tiled roof with dormer projections to the front. The property has the benefit of UPVC double glazed windows, PVC rainwater goods and gas fired central heating. Three reception rooms to the ground floor and two bedrooms to the first floor. In neighbouring properties the roof space has been used to create further bedrooms.

ACCOMMODATION Approach via a glazed door and side panel in the reception hall

RECEPTION HALL 'L' shaped. Wired for ceiling light and power points. Single panel radiator and shelving with individual thermostat. Large deep cloaks cupboard which locates the wall mounted Baxi central heating boiler serving the domestic hot water and radiators for the heating system. Plumbing and location of the service meter.

LIVING ROOM 16' 4" x 12' 0" Window overlooking the front with opening transoms. Double panel radiator with individual thermostat. Fireplace with hearth - gas fire decommissioned. Wired for twin ceiling lights and power points. TV point. Carpet cover (we understand in certain ground floor rooms there is wood block flooring).



**KITCHEN/
BREAKFAST ROOM**

12' 8" x 9' 2" Windows overlooking the front and side. Fitted with a range of pinewood base and wall units with matching work surfaces over. One and a half bowl kitchen sink with drainer. Wired for ceiling light and range of power points. Single panel radiator. Carpet cover. Access to loft space.

DININGROOM

12' 6" x 12' 0" Patio doors leading into the rear garden. This is currently used as a downstairs bedroom. Panel radiator. Wired for centre light and power points. Carpet cover.

**GROUND FLOOR
BEDROOM/STUDY**

9' 0" x 8' 6" Window overlooking the rear with panel radiator fitted beneath. Wired for light and power points. Carpet cover.

BATHROOM

Window to the side. Fitted with a suite comprising panel bath with shower and screen over, wash-hand basin. Panel radiator. Wired for light. Vinyl floor cover.

W/C

Separate W/C with window to the side. Panel radiator. Wired for light. Vinyl floor cover.

Central staircase with fitted carpet leads to

**FIRST FLOOR
LANDING AREA**

Wired for light and power points. Built in cupboard.

BEDROOM NO 1

15' 0" x 12' 0" Window overlooking the front and panel radiator fitted beneath. Wired for ceiling light and power points. Carpet cover

INNER LANDING

Centre lighting

BEDROOM NO 2

15' 0" x 8' 6" (max) Window overlooking the side with panel radiator fitted beneath. Wired for light and power point. Access to roof space. Carpet cover



EXTERNAL

To the front - Driveway leads to the detached garage. Dwarf stone boundary wall with flower borders and laid to lawn.

To the rear – Large south east facing private garden. Lawn with mature border shrubs. Apple and soft fruit bushes. Stone built potting shed and timber shed.

SINGLE CAR

DETACHED GARAGE

Up & over door. Power laid on.

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

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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 16th February 2017

PROCEEDS OF CRIME ACT 2002

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