

ANTHONY BROWN ESTATE AGENTS LTD

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REF NO 858D



15 WORDSWORTH CLOSE

LLANTWIT MAJOR CF61 1WZ

TENURE : FREEHOLD

PRICE : £ 325,000

SITUATION & DESCRIPTION This is a superior four bedroom, three reception room detached family house with attached garage and conservatory first occupied in the early 1980s and situated off the Boverton Road in a small cul-de-sac of detached houses in a popular 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 and render under a pitched roof with interlocking tiled cover. The property has the benefit of gas fired central heating with PVC double glazed windows and doors. PVC rainwater goods. Garden to the front, side and rear with an east/west elevation. Well maintained throughout and lightly decorated in pastel colours. Vacant possession.

ACCOMMODATION Approach via a leaded light obscure glazed PVC door with side panel into the spacious reception hall.

HALLWAY Window with roller blind to the side. Coved and plain plastered ceiling. Single panel radiator. Wired for light and power point. Smoke detector. Built in cloaks hanging cupboards. Carpet cover.

CLOAKROOM Obscure glazed window to side. Single panel radiator. Wired for centre light. WC and wash hand basin in white with ceramic tile surround.

INNER HALL Coved ceiling. Smoke detector. Centre lighting. Panel radiator. Carpet cover

LOUNGE 17' 6" x 12' 6" window overlooking the rear and patio doors to the rear conservatory. Double panel radiator. Wired for ceiling light, power points, TV point and telephone point. Coved and plain plastered ceiling. Adam style fireplace with ceramic marble surround and hearth incorporating a gas fire which is independent of the central heating system. Carpet cover. Double doors leading to study:



STUDY

12' 0" x 8' 8" window overlooking the rear with panel radiator beneath. Coved and plain plastered ceiling. Wired for ceiling light and power points. Carpet cover.

DINING ROOM

12' 0" x 8' 6" window overlooking the front and panel radiator beneath. Coved and plain plastered ceiling. Wired for ceiling light and power points. Carpet cover.

KITCHEN/ BREAKFAST ROOM

12' 0" x 10' 0" window with roller blind overlooking the front with one and half bowl sink unit fitted beneath. Fitted with a range of base and wall units with matching work surfaces over and a ceramic tiled surround. Incorporated in the units is a four gas ring hob and oven with extractor hood over. Plumbing point with integral dishwasher and washing machine. Built-in fridge and freezer. Spice cupboards. Coved and plain plastered ceiling. Wired for track lighting and power points. Tiled flooring. Half glazed door leads to side garden.

CONSERVATORY

12' 0" x 7' 6" wired for light and power points. Ceramic tiled flooring.

Staircase with fitted carpet leads to

FIRST FLOOR LANDING AREA

Wired for ceiling light. Smoke detector. Cupboard accommodating the gas fired central heating combination boiler which serves the domestic hot water system and radiators. Carpet cover. Access into the roof space (pull down ladder).

BEDROOM NO 1

12' 2" x 12' 0" window overlooking the front. Coved and plain plastered ceiling. Wired for ceiling light and power points. Panel radiator. Built in wardrobes with sliding doors. Carpet cover. Door to en-suite shower room.

EN-SUITE

9' 9" x 7' 4" obscure glazed window to the front. Fitted with a double shower, wash-hand basin and WC. Ceramic tiled walls. Panel radiator. Extractor fan. Vinyl flooring.

BEDROOM NO 2

12' 6" x 9' 1" window to the rear. Coved and plain plastered ceiling. Wired for centre light and power points. Panel radiator. Carpet cover.

- BEDROOM NO 3** 8' 9" x 7' 6" window to the rear. Coved and plain plastered ceiling. Wired for centre light and power points. Panel radiator. Carpet cover.
- BEDROOM NO 4** 9' 0" x 8' 6" window overlooking the rear. Coved and plain plastered ceiling. Wired for light and power points. Panel radiator. Carpet cover.
- FAMILY BATHROOM** 9' 0" x 7' 0" Obscure glazed window to the front with roller blind. Fitted with a suite in white comprising panel bath with shower head over, wash-hand basin and WC. Ceramic tiled walls to the bath area. Medicine cabinet. Shaver point. Extractor fan. Vinyl floor cover.
- EXTERNAL** **To the front** Garden laid to lawn with bordering shrubs, Side driveway leads to the garage.
- GARAGE** 17' 0" x 8' 6" Single car garage with Up and Over door and pitched roof which provides good storage. Light and power laid on. Window and personal door to the rear.
- To the side** Laid to lawn with conifer screen. Metal side access gate
- To the rear** Low maintenance centre and corner patio areas. Timber border fencing to the side



- 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** F

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 May 2016

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.