

# **ANTHONY BROWN ESTATE AGENTS LTD**

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**REF NO 917D**



**16 REGENCY CLOSE**

**LLANTWIT MAJOR CF61 2XW**

**TENURE : FREEHOLD**

**PRICE : £ 185,000**

**SITUATION & DESCRIPTION** A modern three bedroom two storey Georgian style semi-detached house and garage located at the head of a cul-de-sac and enjoys mature garden to the front, side and rear. Situated in residential area in Llantwit Major within easy walking distance to the town centre. The property is of traditional 11” cavity wall construction with elevations of smooth cement render under a pitched roof with a concrete interlocking tiled cover and the rainwater goods are of PVC. The doors and windows are UPVC double glazed and gas fired central heating has been installed. Driveway and parking for vehicles. 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 Georgian style door with glazed inset panels leading to the reception hall

**RECEPTION HALL** Plain plastered ceiling. Wired for ceiling light. Sliding door to ground floor cloakroom.

**CLOAKROOM** Obscure glazed window to the front. Fitted with a suite in white with a wash-hand basin and WC. Wall mirror. Panel radiator. Vinyl floor cover.

**INNER HALL** Staircase with fitted carpet leads to first floor. Panel radiator with individual thermostat. Wired for light and power point. Telephone point. Fitted carpet

## LOUNGE

16' 6" x 13' 6" maximum. Bay window overlooking the front. Coved and combed artex ceiling. Wired for ceiling light and power points. TV point. Floor mounted gas fire which is independent of the central heating system. Panel radiator to one wall with individual thermostat. Laminate flooring.



## KITCHEN/ BREAKFAST ROOM

Window overlooking the rear and half glazed UPVC door gives access to the side. Fitted with a range of base and wall units with matching work surfaces over incorporating a stainless steel sink unit with mixer tap Electric & gas cooker point. Vinyl floor cover. Combed artex ceiling. Location of the Worcester Bosch wall mounted gas fired boiler which serves the domestic hot water and the radiators  
**Breakfast area** Panel radiator with individual thermostat. Door to under stairs storage cupboard. UPVC double glazed patio doors lead out onto the rear garden



Staircase with fitted carpet to the first floor

## FIRST FLOOR LANDING AREA

Access into the roof space by means of a pull down ladder which is insulated and power is laid on. Coved ceiling. Wired for light and power. Smoke detector. Fitted carpet. Location of the airing cupboard with the copper cylinder tank.

## BEDROOM NO 1

11' 2" x 10' 4" Window overlooking the rear with single panel radiator beneath. Wall to wall built-in wardrobes with mirror sliding doors. Combed artex ceiling. Wired for ceiling light and power points. Laminate flooring.

- BEDROOM NO 2** 9' 11" x 10' 5" Window overlooking the front with panel radiator fitted beneath. Wired for ceiling light and power points. Coved and combed artex ceiling. Dado rail Laminated floor
- BEDROOM NO 3** 6' 6" x 7' 8" (presently used as a study) Window overlooking the rear with single panel radiator beneath. Wired for ceiling light and power points. VHS point
- BATHROOM** Window to the front. Fitted with a modern suite in white comprising panel bath with Triton shower and screen over, wash-hand basin and WC. Ceramic tiled surround. Wood panelling. Panel radiator
- EXTERNAL** **To the front** Approached by block walling and double wrought iron gates onto the driveway which has parking for several vehicles. Garden laid to lawn
- GARAGE** Single car garage with Up and Over door. Power and light. Personal door to the side.  
**To the rear and side** Paved area and garden laid to lawn. Screen of trees. Panel fencing.



- 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 23<sup>rd</sup> February 2018

PROCEEDS OF CRIME ACT 2002

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