

REF NO 899D



17 CARMARTHEN CLOSE

LLANTWIT MAJOR CF61 2GL

TENURE : FREEHOLD

PRICE : £ 142,500

SITUATION & DESCRIPTION Well maintained three bedroom end of terrace house with garage in a block situated in a residential area in Llantwit Major. The elevations are of facing brick under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows and doors and gas fired central heating with the radiators having independent thermostats. Garden to front and enclosed rear garden. All carpets as laid are to remain and included in the purchase price. 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 with obscure glazed door with side panel leading to the reception hall

RECEPTION HALL Pine wood panelling and display unit with shelving. Tiled floor. Cupboard which houses the gas service meter. Wooden door with glazed inset panel leads into the lounge.

LOUNGE 15' 0" x 14' 4" UPVC double glazed window overlooking the front. Curtain pole. Venetian blind. Adam style fireplace incorporating an electric fire. (not tested) Double panel radiator to one wall. Wired for two spotlights and power points. Telephone point. New fitted carpet. Archway leads to kitchen. Staircase to first floor.

FITTED KITCHEN/ DINING ROOM

15' 1" x 10' 4" **Kitchen area** UPVC double glazed window overlooking the rear with single drainer sink unit with mixer tap beneath. Fitted with a range of modern base and wall units with matching work surfaces over and a ceramic tiled surround. Incorporated in the units is a four ring ceramic hob with extractor unit over and oven. Coved and artex ceiling. Wired for two centre lights and power points. Situation of the wall mounted gas fired combination boiler which serves the domestic hot water and the radiators. New vinyl flooring. **To the dining area** French doors lead out onto the rear garden



FIRST FLOOR LANDING AREA

New fitted carpet to staircase. Wired for ceiling light and power point. Radiator. Access into the loft space. Pinewood doors lead of to all rooms.

BEDROOM NO 1

12' 4" x 10' 6" maximum. UPVC double glazed window overlooking the front. Single panel radiator to one wall. Wired for ceiling light and power points. TV point. New fitted carpet.

BEDROOM NO 2

11' 2" x 10' 2" maximum. UPVC double glazed window overlooking the rear with single panel radiator fitted beneath. Curtain pole. Wired for spotlights and power points. New fitted carpet.

BEDROOM NO 3

8' 0" x 6' 0" UPVC double glazed window overlooking the rear with single panel radiator beneath. Curtain pole and blinds. Wired for light and power points. Wooden shelf. New fitted carpet.

FAMILY BATHROOM

Fitted with a modern suite in white comprising panel bath with shower over, wash-hand basin, vanity unit and WC. Ceramic tiled walls. Wall mirror. Medicine cabinet. Panel radiator. Vinyl flooring. Situation of the former airing cupboard with shelving.

EXTERNAL

To the front Wood fencing and pathway leads to the front entrance door. Small lawn area with borders and chippings.

To the rear Brick boundary wall. Wooden decked area. Lawn area. Wooden gate and fencing leads to the garage. Water laid on.

**ADJACENT
GARAGE**

Single car garage with Up and Over door situated in a block.

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 26th July 2017

PROCEEDS OF CRIME ACT 2002

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