

REF NO 914D



18 CLOS Y WIWER

LLANTWIT MAJOR CF61 2SG

TENURE : FREEHOLD

PRICE : £ 349,999

SITUATION & DESCRIPTION This is a modern four bedroom detached house with garage and conservatory occupying a corner plot in a quiet cul-de-sac situated in a sought after residential area in Llantwit Major. The elevations are of reconstructed stone under a pitched roof with composite slate tiled cover. The property has the benefit of UPVC double glazed windows and doors and gas fired central heating. Security alarm system. All light fittings, blinds and carpets as laid are to remain and are included in the purchase price. Double driveway and well laid gardens to front and 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.

ACCOMMODATION Approach via an enclosed porch with coach light and oak grained patterned UPVC door with glazed inset glass and obscure glass side panel leads into the reception hall.

RECEPTION HALL Traditional hallway with carpeted staircase leading to the first floor. Wired for ceiling light and power point. Smoke alarm. Coved and artex ceiling. Double panel radiator to one wall. Central heating thermostat. Under stairs cupboard.

CLOAKROOM Fitted with a suite in white comprising wash-hand basin with ceramic tiled surround and WC. Extractor fan. Upright aluminium radiator. Laminated flooring.

LOUNGE

15' 3" x 11' 6" UPVC double glazed window with inset glazing bars overlooking the front and single panel radiator beneath. Adams style fireplace with conglomerate marble hearth incorporating a gas fire which is independent of the central heating system. Coved and artex ceiling. Wired for centre light and a good range of power points. TV and VHF point. Dado rail. Further single panel radiator to the side wall. Fitted carpet. Double opening doors lead to the dining room.



DINING ROOM

10' 7" x 9' 6" Wired for centre light and a range of power points. Coved and artex ceiling. Single panel radiator to one wall. Fitted carpet. Double opening sliding patio doors lead into the conservatory.



CONSERVATORY

11' 6" x 11' 0" UPVC purpose built with stone foundations and UPVC windows and double opening doors lead to the rear garden. Fitted blinds to ceiling and side windows. Two double panel radiators. Power points. Ceramic tiled floor.

KITCHEN/ BREAKFAST ROOM

16' 4" x 10' 6" **Kitchen area** UPVC double glazed window overlooking the rear garden with one and half bowl single drainer sink unit fitted beneath. Fitted with a range of base and wall units in white with matching work surfaces over and a ceramic tiled surround. Incorporated in the units is a 'Neff' gas hob with extractor hood over, 'Neff' double oven and grill, integrated dishwasher and refrigerator. Plumbing for appliances. Artex ceiling with sunken lights. Good range of power points. Gas and electric cooker point. **Breakfast area** French doors lead to the rear garden. Double panel radiator. Vinyl laminate floor cover.



UTILITY ROOM

Fitted with a single drainer sink unit and a range of base and wall units. Plumbing for appliances. Fluorescent lighting. Vinyl laminate floor. Situation of the wall mounted gas fired central heating boiler which serves the domestic hot water and the radiators. Central heating programmer. Double glazed half glazed wood framed door leads to the side.

Staircase with fitted carpet leads to

FIRST FLOOR LANDING AREA

Good size landing area with fitted carpet. Wired for ceiling light. Smoke detector. Access into the roof space. Situation of the airing cupboard with copper cylinder tank and central heating pump. Shelving. Doors off to all rooms.

MASTER BEDROOM

14' 0" x 11' 6" excluding the wardrobes. Window overlooking the front and single panel radiator fitted beneath. Wall to wall built-in wardrobes. Wired for ceiling light and a good range of power points. TV point. Dado rail. Coved and artex ceiling. Fitted carpet. **En-Suite shower room** Obscure glazed window to the front. Fitted with a vanity unit, wash-hand basin and WC with a ceramic tiled surround. Shower cubicle with 'Triton' shower and ceramic tiled walls to full height. Coved ceiling. Laminate flooring.

BEDROOM NO 2

14' 5" x 9' 7" Window overlooking the rear and single panel radiator fitted beneath. Coved and artex ceiling. Wired for centre light and a range of power points. Fitted carpet.

BEDROOM NO 3	11' 0" x 9' 6" excluding the wardrobes. Window overlooking the rear with single panel radiator fitted beneath. Wall to wall built-in wardrobes. Coved and artex ceiling. Wired for centre light and power points. Fitted carpet.
BEDROOM NO 4	9' 8" x 8' 4" Window overlooking the front with single panel radiator fitted beneath. (This room is currently being used as a study). Dado rail. Coved and artex ceiling. Wired for centre light and a range of power points. Telephone extension point. Fitted carpet.
FAMILY BATHROOM	Obscure glazed window overlooking the side. Fitted with a modern suite in white comprising panel bath with shower head over, vanity unit, wash-hand basin and WC with a ceramic tiled surround. Double panel radiator. Coved and artex ceiling. Wired for ceiling light, shaver light and point. Extractor fan. Laminated floor.
EXTERNAL	Approached via a double driveway with turning area leading to the garage
GARAGE	Single car garage with Up and Over door. Wired for light and power points. Electric and gas supply meters.
	To the front Garden laid to lawn with established borders and hedging. Timber gate gives access to the side.
	To the rear Landscaped garden with paving, screen hedging and fencing. Block pavia edging and neatly laid to lawn with shrubs and flowers. Pond and pump. Side gate gives access to Windmill Lane. Purpose built garden shed to remain. Outside lighting. Water 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	F

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Details prepared on 13th February 2018

PROCEEDS OF CRIME ACT 2002

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