

# ANTHONY BROWN ESTATE AGENTS

Telephone:01446 792723

REF NO 937D

## ‘SEAWINDS’, 18 FAIRFIELD RISE, LLANTWIT MAJOR CF61 2XG



**TENURE : FREEHOLD**

**PRICE : £ 355,000**

**SITUATION & DESCRIPTION** This is an established two reception, three bedroom detached bungalow with garage circa 1960 with gardens to the front, side and rear. Situated close to all amenities in a residential area within walking distance to the town centre of Llantwit Major. The elevations are of facing brick, pebble dash render and timber fascias under a pitched roof with interlocking tiled cover. The property has the benefit of double glazed windows and doors and oil fired central heating. The rainwater goods are of PVC. 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 chain.**

## ACCOMMODATION

Approach to the front via double opening gates on to a driveway and pathway leading to the front entrance with obscure double glazed door with side panel leading into the reception hall.

## HALL

Access to rear garden, attached garage and principal living area. Plain plastered ceiling. Wired for centre light and power points. Ceramic tiled floor. Panel glazed door to:

## RECEPTION HALL

L shaped reception hall. Coved and Artex ceiling. Wired for central light and power points. Single panel radiator. Access to roof space by means of a pull down ladder. Smoke detector. Telephone point. Location of the airing cupboard with shelving and water cylinder. Carpet cover. Doors to all rooms.



## SITTING ROOM

16' 0" x 12' 0" Patio doors with blinds and curtains overlooking the rear garden. Coved ceiling. Wired for centre light, wall lights and power points. TV point. Fireplace and hearth in conglomerate stone with chimney access. Panel radiator. Carpet cover.

## LIVING ROOM

12' 3" x 11' 7" Patio doors with blinds and curtains overlooking the rear garden. Coved ceiling. Wired for centre light, wall lights and power points. Panel radiator. Fireplace and hearth in conglomerate stone with incorporating an electric fire. Carpet cover.

## KITCHEN/ BREAKFAST ROOM

11' 0" x 8' 8" Window with blind and panel glazed door overlooking the side. Wired for light and a range of power points. Fitted kitchen with a range base and wall units with matching work surfaces over. Incorporates a double drainer sink unit with mixer tap. Free standing four ring electric hob and oven with extractor hood over. Location of the free standing oil fired boiler which serves the domestic hot water system and radiators. Ceramic tiled walls. Ceramic tiled floor.

## BEDROOM NO 1

13' 0" x 11' 7" Window with blinds overlooking the front with single panel radiator beneath. Wired for centre light and power points. Carpet cover.

## BEDROOM NO 2

11' 9" x 11' 8" Window with blinds and curtain fixtures overlooking the front with panel radiator beneath. Wired for centre light and power points. Carpet cover.

**BEDROOM NO 3**

7' 6" x 6' 6" Currently being used as a study. Window with blinds overlooking the side with panel radiator fitted beneath. Coved ceiling. Wired for centre light and power points. Carpet cover.

**BATHROOM**

Obscure glazed window to the side. Wired for central light. Panelled bath, wash-hand basin and WC with separate shower cubicle. Double panel radiator. Ceramic tiled walls and floor.

**GARAGE**

17' 0" x 8' 6" Single car garage with electronic up and over door. Side window. Power laid on. Water laid on. Location of the service meters. Door to:

**UTILITY ROOM/  
WORKSHOP**

7' 6" x 5' 5" Window overlooking the rear. Plumbing for appliances. Wired for light and power points.

**EXTERNAL**

**To the front** Garden bordered by a facing brick wall with wrought iron double gates opening onto a driveway which leads to the garage on one side and a pedestrian wrought iron gate with pathway to the other side. Shrub border by the pathway with small lawn area to the front.

**To the rear** Garden bordered by block wall and fencing. Large sun patio with sun awnings from the rear of the property. Landscaped mainly laid to lawn with mature plants, trees and bushes. Small fruit garden. **Outbuildings** 15' 0" x 8' 0" with a purpose built utility room with plumbing and wired for light and power points, separate outdoor WC and fuel store.

**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 3<sup>rd</sup> October 2018

#### 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.