

REF NO 951D



18 TUDOR PLACE

LLANTWIT MAJOR CF61 1TL

TENURE: FREEHOLD

PRICE: £204,950

SITUATION & DESCRIPTION This is an established three bedroom semi-detached, double fronted house with garage located at the head of a cul-de-sac in a sought after residential area in Llantwit Major. The elevations are of render with an interlocking tiled roof and UPVC rainwater goods. The property has the benefit of UPVC double glazing and combination boiler gas fired central heating. There is a detached garage extended to workshop and a garden 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. **No onward chain.**

ACCOMMODATION Approached via a UPVC door with inset glazed panel leading to:

HALLWAY Wired for centre light. Staircase to first floor. Carpet cover.

LIVING ROOM

15' 8" x 12' 6" Window overlooking the front and rear with panel radiator beneath. Wired for centre light and power points. Telephone point. Adam style fireplace (redundant gas fire). Book shelving. Room thermostat. Carpet cover.



KITCHEN/ BREAKFAST ROOM

16' 1" x 10' 6" **Dining area** – Window overlooking the front. Wired for centre light and power points. Single panel radiator to one wall. Mantelpiece and hearth with redundant fire. Carpet cover. **Kitchen area** - A range of base cupboards and drawers with matching work surfaces over. Wired for light and power points. Window overlooking rear. Location of electric fuse board. Vinyl tile floor. Doors leading to the rear garden and utility room.



UTILITY ROOM

Window overlooking the side. Wired for central light and power points. Plumbing for appliances. Shelving. Vinyl tile floor.

CLOAKROOM

Obscure glazed window. W/C and wash hand basin. Wired for light. Shelving. Vinyl tile floor.

Staircase with handrail and carpet cover leading to:

**FIRST FLOOR
LANDING AREA**

Window with single panel radiator beneath. Wired for centre light. Telephone point. Carpet cover.

BEDROOM ONE

14' 0" reducing to 10' 4" x 10' 0" Window to the front. Wired for centre light and power points. Single panel radiator to one wall. Shelf with hanging space. Built in cupboard which houses the Valliant combination gas boiler which services the central heating and hot water system. Carpet cover.

**BEDROOM TWO
(L shaped)**

12' 0" x 11' 10" reducing to 7' 0" L shaped. Window to the front. Wired for centre light and power point. Single panel radiator to one wall. Built in cupboard with shelving and access to the roof space via a pull down ladder. Carpet cover.

BEDROOM THREE

8' 8" x 7' 10" Window to the rear. Single panel radiator to one wall. Wired for centre light and power point. Shelving. Carpet cover.

FAMILY BATHROOM

Suite in white comprising an adapted wet room with Mira electric shower with a seat and shower screen. Wash hand basin and WC. Obscure glazed window to the rear. Wired for centre light. Mirror. Single panel radiator. Ceramic tiled walls. Vinyl flooring.



EXTERNAL

To the front – Long driveway leading to the garage with parking. Water laid on. Lawn and shrubs.

To the rear – Large mature rear garden principally laid to lawn. Paved patio area. Raised vegetable and flower beds. Bounded by wall.



**TANDEM GARAGE
/WORK AREA**

Detached garage and workshop. Up and over door. Two windows overlooking the rear garden. Side access door to garden. Wired for light and power points.

TENURE

Freehold

SERVICES

Mains – Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulations.

VIEWING

At any reasonable time. Strictly by appointment 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 15th February 2019

PROCEEDS OF CRIME ACT 2002

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