

ANTHONY BROWN ESTATE AGENTS LTD

TELEPHONE NUMBER: 01446 792723

REF NO 884D



19 NANT YR ADAR

LLANTWIT MAJOR CF61 1TW

TENURE : FREEHOLD

PRICE : £ 295,000

SITUATION & DESCRIPTION This is an established three bedroom detached house with conservatory and garage situated in a sought after residential area in Llantwit Major. The elevations are of roughcast render 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. Driveway and garden to front and enclosed rear garden with open aspect. 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 UPVC door with glazed inset panel into the reception hall

TRADITIONAL RECEPTION HALL Double panel radiator. Wired for ceiling light. Carpet cover. Staircase leads to first floor.

CLOAKROOM Obscure glazed window. Fitted with a wash-hand basin and WC. Towel holder. Ceramic tiled walls to full height. Vinyl floor.

LIVING ROOM 16' 2" x 15' 4" Window into bay overlooking the front with vertical blinds. Adam style fireplace with marble surround. Double panel radiator to one wall. Wired for ceiling light and power points. Carpet cover. Double doors lead into the dining room.

DINING ROOM 11' 2" x 10' 8" Window to the front with single panel radiator fitted beneath. Wired for ceiling light and power points. Artex ceiling. Carpet cover. Sliding door to kitchen

Polished wood block flooring beneath carpet cover to hall, living room and dining room.

KITCHEN/ BREAKFAST ROOM

14' 6" x 9' 8" Window with roller blind overlooking the rear with single drainer sink unit and mixer tap beneath Fitted with a range of matching base and wall units with work surfaces over and a ceramic tiled surround. Plumbing for appliances. Wired for strip ceiling light and power points. Artex ceiling. Vinyl floor. Location of the 'Potterton' gas fired boiler which serves the domestic hot water and the radiators. Under stairs pantry with shelving. Door with obscure glass panel leads into the conservatory



CONSERVATORY

12' 6" x 7' 6" Purpose built UPVC double glazed with fitted vertical blinds. Tiled floor. Location of the electricity meter. French door lead out to the rear garden



Staircase with fitted carpet leads to

FIRST FLOOR LANDING AREA

Window to the side. Wired for ceiling light. Carpet cover. Access into the loft space. Door lead off to all rooms.

- BEDROOM NO 1** 13' 1" x 12' 6" Window with vertical blind overlooking the front and panel radiator beneath. Built-in wardrobe with shelving and hanging space. Artex ceiling. Wired for ceiling light and power points. Carpet cover
- BEDROOM NO 2** 12' 9" x 10' 7" Window with vertical blind overlooking the front and panel radiator beneath. Built-in wardrobe with shelving and hanging space. Artex ceiling. Wired for ceiling light and power points. Telephone point. Carpet cover
- BEDROOM NO 3** 10' 4" x 8' 0" maximum. Window overlooking the rear with single panel radiator beneath. Built-in wardrobe with shelving and hanging space. Artex ceiling. Wired for ceiling light and power points. Carpet cover.
- BATHROOM/WC** Obscure glazed window with roller blind to the rear. Fitted with a suite comprising shower cubicle with 'Aquatronic' electric shower, wash-hand basin, bidet and WC. Two medicine cabinets. Single panel radiator. Tiled wall to full height. Strip lighting. Vinyl flooring
- EXTERNAL** **To the front** Dwarf stone wall. Drive leads to detached garage and garden laid to lawn
- GARAGE** Single car garage. Power laid on.
- To the rear** Landscaped rear garden which leads down to the Ogney Brook. Open agricultural outlook.



- 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** E

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 6th March 2017

PROCEEDS OF CRIME ACT 2002

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