

ANTHONY BROWN ESTATE AGENTS LTD

Telephone: 01446 792723

REF NO 912D



19 SEAVIEW PLACE

LLANTWIT MAJOR CF61 1TF

TENURE : FREEHOLD

PRICE : £230,000

SITUATION & DESCRIPTION This is a traditional well maintained three bedroom semi-detached house and garage situated in a sought after residential area within walking distance to the town centre in Llantwit Major. First occupied around 1930, the elevations are of roughcast render with an interlocking tiled slate roof and PVC rainwater goods. The property has the benefit of UPVC double glazing and combi boiler gas fired central heating. Modernised the property sits on a large corner plot which offers potential for further development subject to the necessary planning requirements. 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 Approached via a UPVC glazed panel door into porch. Cloaks. Window. Door leading to:

HALLWAY Wired for central light. Power points. Double panel radiator. Doors to ground floor rooms. Staircase to first floor. Carpet cover.

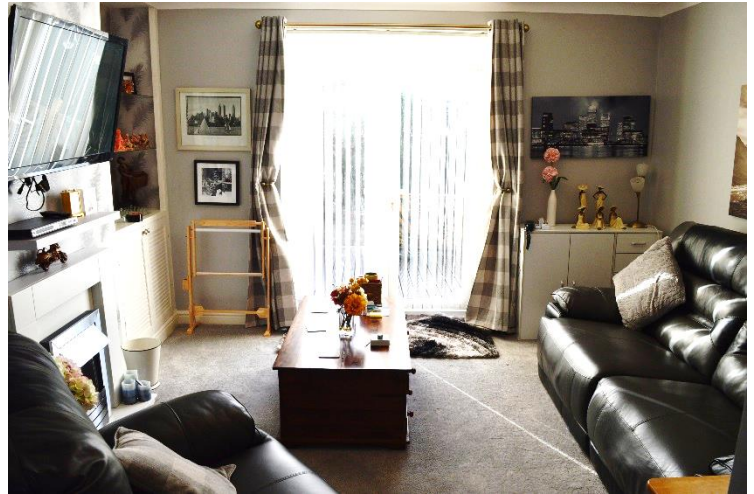
CLOAKROOM Obscure glazed circular window to front. Wired for central light. Ceramic tiled walls. Suite in white comprising low level W/C and wash hand.

DINING ROOM

9' 8" x 8' 6" Window overlooking the front with vertical blinds. Double panel radiator with individual thermostat. Wired for centre light and power points. Plain plastered ceiling with coving. Carpet cover.

SITTING ROOM

12' 0" x 11' 9" French doors overlooking the rear garden with vertical blinds. Wired for centre light and power points. Plain plastered ceiling with coving. Fire place with hearth. Cupboards and shelving in chimney breast recesses. Carpet cover.



GALLEY KITCHEN

15' 6" x 6' 6" Window to side and glazed panel door to utility room. Wired for sunken ceiling lights and power points. Plain plastered ceiling. Range of base and wall units with matching work surfaces over. Ceramic tiled splash back. Belfast sink with single drainer and mixer tap over. Halogen four ring hob with cooker extractor hood over. Built in stacked Zanussi oven, grill and microwave. Matching larder units. Vinyl flooring.



UTILITY ROOM

8' 6" x 6' 0" PVC windows with opening transoms and door to rear garden. Wired for light and power points. Plumbing for washing machine. Laminate flooring.

Dog leg staircase with carpet cover leading to:

FIRST FLOOR

LANDING AREA

Window to front with blinds. Panel radiator. Wired for centre light. Plain plastered ceiling. Access to roof space. Doors to bedrooms and bathroom. Carpet cover.

BEDROOM ONE

14' 0" x 9' 6" Window to the rear. Panel radiator. Wired for centre light and power points. Plain plastered ceiling. Deep walk in dressing room. Airing cupboard locating the Baxi wall mounted combination gas central heating boiler which services the central heating and hot water system. Carpet cover.

BEDROOM TWO

9' 6" x 8' 6" Window to the front with panel radiator beneath. Wired for centre light and power points. Plain plastered ceiling. Access into roof space. Carpet cover.

BEDROOM THREE

10' 6" x 10' 0" Window to the rear with double panel radiator beneath. Wired for centre light and power points. Plain plastered ceiling. Carpet cover.

**MODERN
BATHROOM**

Obscure glazed window overlooking the side. Wired for sunken ceiling lights. Plain plastered ceiling. Luxury suite in white comprising panel spa bath, vanity unit with wash hand basin and WC. Separate shower cubicle. Wall heater. Stainless steel towel rail. Ceramic tiled walls and floor.

**EXTERNAL**

To the front – large garden bounded by brick wall at the front and to the side with a centre gate to the drive which has lawn on either side. Single car garage with up and over door. Water laid on. Power to outside porch light.

To the rear – Enclosed garden. Decked area. Power laid on. Lawn area. Timber fence boundary. Timber shed.

GARAGE

Detached single car garage with up and over door.

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 7th December 2017

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.