

REF NO 891D



2 THE KEYS, EAST STREET

LLANTWIT MAJOR CF61 1AB

TENURE : FREEHOLD

PRICE : £ 149,950

SITUATION & DESCRIPTION Modern three bedroom semi-detached town house with private parking to the rear for two vehicles situated in the heart of the old town centre close to all amenities in the coastal town of Llantwit Major. The elevations are of roughcast render under a pitched roof with interlocking tiled cover. Gas fired central heating is installed together with wood casement and UPVC double glazed windows. 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 Approach via a four panel wooden glazed door into the spacious reception hall.

RECEPTION HALL Wired for twin ceiling lights. Smoke detector. Plain plastered ceiling. Single panel radiator. Carpet cover.

CLOAKROOM Obscure glazed window. Fitted with a suite in white comprising of a wash-hand basin with splashback tile surround and a WC. Single panel radiator. Wired for ceiling light. Situation of fuse box. Extractor fan. Carpet cover.

LOUNGE/DINER

15' 2" x 14' 8" Window overlooking the rear and half glazed door leading to garden. Plain plastered ceiling. Wired for centre light and a range of power points. Single panel radiator. Deep under stairs cloaks cupboard. Carpet cover.



KITCHEN

9' 5" x 10' 6" Window overlooking the front. Plain plastered ceiling. Wired for centre light. Panel radiator. Fitted with a range of matching base and wall units with work surfaces over and a ceramic tiled surround incorporating a sink with single drainer unit and mixer tap. Built-in Zanussi oven and four ring gas hob with extractor fan over. Plumbing for appliances. Power points. Single panel radiator. Vinyl tiled floor. Location of the gas fired combination boiler which serves the domestic hot water and the radiators.

Staircase with carpet laid leads to the first floor:

FIRST FLOOR LANDING AREA

Fitted carpet. Wired for ceiling light. Smoke detector. Access into the roof space.

BEDROOM NO 1

13' 8" x 8' 0" Window overlooking the front with roller blind and panel radiator fitted beneath. Plain plastered ceiling. Wired for centre light and power points. Carpet cover.

BEDROOM NO 2

12' 1" x 8' 0" Window overlooking the rear with panel radiator fitted beneath. Plain plastered ceiling. Wired for ceiling light and power points. Carpet cover.

BEDROOM NO 3

9' 8" x 7' 0" Window overlooking the front with panel radiator fitted beneath. Deep built-in wardrobe. Wired for ceiling light and power points. Carpet cover.

BATHROOM

Obscure double glazed window overlooking the rear. Bathroom suite in white comprising panel bath with shower fitted over, wash-hand basin and WC. Panel radiator. Extractor fan. Medicine cabinet. Shaving light. Mirror. Ceramic tiled wall. Carpet cover.

EXTERNAL

To the front Compact landscaped garden. Brick built coynes. Wrought iron gate. Porch light.

To the rear Bordered by a dwarf wall and screening. Low maintenance laid to timber decking. Rear access gate leads to the double parking space.



- SERVICES** Mains – Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulations.
- VIEWING** At any reasonable time 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 April 2017

PROCEEDS OF CRIME ACT 2002

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