

ANTHONY BROWN LTD

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REF NO 908D



2 WIMBOURNE CLOSE

LLANTWIT MAJOR CF61 1QW

TENURE : FREEHOLD

PRICE : £235,000

SITUATION & DESCRIPTION This is a skilfully extended three bedroom semi-detached house with detached garage first occupied in the mid-1970s situated within a cul-de-sac in one of the popular southerly residential areas in Llantwit Major in close proximity to the beach and Heritage Coast walks. Elevations are of facing brick and render under a pitched roof with interlocking tile cover. The property has the benefit of UPVC double glazed windows and doors, PVC rainwater goods and gas fired central heating. The ground floor extension creates three reception: fitted kitchen & breakfast room with shower & cloaks. 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 from the side path to storm porch. Wired for carriage light.

RECEPTION PORCH

Two windows overlooking the side. Coved artex ceiling. Wired for light and power points. Double panel radiator with individual thermostat. Location of service meters.

RECEPTION HALL

Coved artex ceiling. Wired for light and power points. Smoke detector. Panel radiator with individual thermostat. Hallway and staircase with carpet cover.

LIVING ROOM

13' 6" x 12' 6" Window overlooking the front with Georgian glazing bars. Panel radiator with individual thermostat. Coved artex ceiling. Wired for centre light and power points. T.V. point. Marble stone fireplace with hearth incorporating a gas fire which is independent of the gas central heating system. Generous under stairs cupboard. Carpet cover.



DINING ROOM

15' 9" x 10' 4" Coved artex ceiling. Wired for twin lights and eight power points. Double panel radiator with individual thermostat. Glazed sliding serving hatch to the kitchen. Carpet cover.

BREAKFAST AREA

9' 0" x 8' 6" French doors with Georgian glazing bars leading out to the rear garden. Velux window in the roof space. Panel radiator with individual thermostat. Wired for wall lighting and power points. Carpet cover.



REAR HALLWAY

Wired for light and power points. Carpet cover.

SHOWER ROOM

Obscure glazed window. Wall mounted towel chrome radiator. White suite comprising a shower cubicle, wash hand basin and low level W/C. Location of the Ferroli combination boiler which serves the gas central heating and domestic hot water system. Vinyl flooring.

KITCHEN/DINER

16' 6" x 8' 0" Window to the side and rear with panoramic views over to the coastline. Door leading to the rear garden. Wired for sunken lights and power points. Gas and plumbing points. Fitted modern wall and floor units in light beech colour with matching work surfaces including appliances – five ring gas hob, twin oven and grill, fridge/freezer and dishwasher. One and half bowl drainer sink with mixer taps. Laminate flooring.



Staircase leading to:

FIRST FLOOR LANDING

Window with blinds overlooking the side. Combed artex ceiling. Wired for light and power points. Access to roof space with pull down ladder. Carpet cover.

BEDROOM NO 1

13' 0" x 8' 6" Window to front with vertical blinds and curtain fixtures. Coved artex ceiling. Wired for light and power points. Panel radiator. Carpet cover.

BEDROOM NO 2

11' 0" x 9' 0" Window to rear with blinds and curtain fixtures. Wired for light and power points. Coved artex ceiling. Panel radiator. Fitted wardrobe with lighting and vanity unit. Carpet cover.

BEDROOM NO 3

9' 0" x 6' 4" Window to the side with blinds and curtain fixtures. Wired for light and power points. Coved artex ceiling. Panel radiator. Fitted wardrobe. Carpet cover.



BATHROOM

Obscure window to the rear with roller blind. Wired for light. Modern bathroom suite in white comprising panelled bath with shower over and shower screen, wash hand basin and W/C. Towel radiator. Walls and floor ceramic tiled.



EXTERNAL

To the front – Laid to lawn. Hedge and timber fencing.

To the side – block paved with additional off-road parking area. Timber fencing and facing brick walling. Garden shed with power laid on.

To the rear – timber garden gate. Bounded by brick wall and fencing. Mature shrubs with paved patio area. Wired for outside light and power. Water laid on. Panoramic views of fields and coastline.

GARAGE

Detached single car garage with up and over door. Wired for light and power.

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 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 21st September 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.