

**ANTHONY BROWN LTD**

**Gwent House, East Street, Llantwit Major CF61 1XY, Vale of Glamorgan**

**Tel. 01446 792723**

**REF NO 890D**

**20 CLOS Y WIWER**

**LLANTWIT MAJOR CF61 2SG, VALE OF GLAMORGAN**

**TENURE : FREEHOLD**



**PRICE : £359,500**

**SITUATION & DESCRIPTION** This is a spacious four bedroom detached family house with double garage and conservatory situated at the head of a cul-de-sac close to the historic Neopolitan windmill in a residential area close to all amenities in the coastal town of Llantwit Major. The elevations are of conglomerate stone and roughcast render under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows and gas fired central heating. The guttering, fascias and soffits are of PVC. Neatly laid mature enclosed gardens to front, side 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.

## ACCOMMODATION

Approach via a UPVC door with inset patterned double glazed door and porchlight into the reception hall

## RECEPTION HALL

Double glazed window to the side. Staircase leads to first floor and landing area. Location of electricity meter. Coved and artex ceiling. Wired for central light. Single panel radiator to one wall. Power points. Generous size under stairs storage cupboard. Carpet cover. Doors leading off to ground floor rooms.

## WETROOM

Obscure glazed window overlooking the front. Coved and artex ceiling. Wired for central light. Extractor fan. Fully tiled walls and tiled floor. Purpose built wet room comprising Triton shower, wash-hand basin and WC. Medicine cabinet. Single panel radiator.



## LOUNGE

17' 0" x 12' 2" Window overlooking the front with internal glazing bar. Dado rail. Coved and artex ceiling. Wired for two centre lights. Two double panel radiators. Adam style fireplace with conglomerate marble hearth incorporating a gas fire which is independent of the central heating system and has not been tested. Power points. Telephone point. TV point. Carpet cover. Double glazed patio doors leading to the rear.



## DINING ROOM

12' 6" x 11' 4" Window overlooking the rear with a single panel radiator fitted beneath. Coved and artex ceiling. Wired for centre light. Dado rail. Range of power points. TV point. Carpet cover.

**KITCHEN/  
BREAKFAST ROOM**

**10' 0" x 10' 0" to the kitchen area.** Window overlooking the rear. Artex ceiling with inset lighting. Double panel radiator to one wall. Range of base and wall units with matching work surfaces over and a one and a half bowl inset with mixer tap. Incorporated in the units is a Neff integrated dishwasher, Zanussi four ring gas hob, grill and double oven. Range of power points. Plumbing for appliances. Vinyl cushioned flooring.



**Archway leads to the breakfast area 10' 0" x 7' 3"** Window overlooking the side. Ceiling with inset lighting. Power points. Single panel radiator. French doors leading to the conservatory. A further door leading to the utility room. Vinyl cushioned flooring.

**UTILITY ROOM**

Range of units with single drainer. Ceramic tile surround. Wired for fluorescent lighting. Range of power points. Plumbing for appliances. Single panel radiator. Location of the wall mounted 'ideal' gas fired boiler (May 2014) which serves the domestic hot water and the central heating system. Vinyl flooring.

**CONSERVATORY**

**13' 0" x 8' 8"** Purpose built conservatory in UPVC with double glazed windows and opening transoms. UPVC sills. Wired for two wall lights. Single panel radiator. Power laid on. Laminate flooring. French doors leading to side and rear patio.

Dogleg staircase leads to:

**FIRST FLOOR  
LANDING AREA**

Window overlooking the front. **Carpet cover.** Wired for centre light. Smoke detector. Access into the roof space. Location of the airing cupboard housing the copper cylinder tank, immersion heater and pump for power shower. Rooms leading off.

**MASTER BEDROOM  
WITH ENSUITE**

**14' 4" x 10' 3"** Windows overlooking the rear and playing fields beyond. Further window overlooking the side. Single panel radiator. Artex ceiling. Wired for centre light. TV point. Carpet cover. Built in wardrobes. **En-suite** - Obscure glazed window to the side. Comprising of a panel bath with shower over and shower screen, wash-hand basin, bidet and WC set in fitted vanity units. Shaver point. Wired for centre light.



- BEDROOM NO 2** 12' 0" x 10' 0" Window overlooking the rear. Single panel radiator beneath. Wired for centre light. Power points. Laminate flooring.
- BEDROOM NO 3** 10' 0" x 9' 10" Window overlooking the rear. Single panel radiator beneath. Wired for centre light and fan. Power points. Laminate flooring.
- BEDROOM NO 4** 11' 0" x 7' 7" maximum. Window overlooking the front with single panel radiator beneath. Artex ceiling and wired for centre light. Power points. Telephone point with Broadband connection. Laminate flooring.
- FAMILY BATHROOM** Obscure glazed window overlooking the rear. Modern suite in white comprising of a corner bath with screen and shower over, wash-hand basin and WC set in vanity units. Ceramic tiled walls and floor. Shaver point. Double radiator.
- EXTERNAL** **To the front** – Approached via a double driveway which leads to the double garage. Garden neatly laid to lawn with shrubs. Side path and side gate. Water laid on.
- DOUBLE GARAGE** Double garage with pitched roof approached via two independent Up and Over doors. Storage in the roof space. Light and power laid on.



- To the side** - Laid to lawn. Paved area. Timber board fencing. Access gate.
- To the rear** – Paved patio. Outside lighting. Timber screen fencing. Further patio with riven slabs. Garden laid to lawn with mature shrubs and borders. Bounded by stone and lap fencing.



<b>SERVICES</b>	Mains – Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulations.
<b>VIEWING</b>	At any reasonable time with the Agent as above.
<b>LOCAL AUTHORITY</b>	Vale of Glamorgan Council, Civic Offices, Holton Road, Barry
<b>COUNCIL TAX BAND</b>	<b>G</b>

*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 6<sup>th</sup> April 2017

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