

**ANTHONY BROWN LTD**

**Gwent House, East Street, Llantwit Major CF61 1XY, Vale of Glamorgan Tel. 01446 792723**

**REF NO 887D**



**22 MONMOUTH WAY**

**LLANTWIT MAJOR CF61 2GT**

**TENURE : FREEHOLD**

**PRICE : £235,000**

**SITUATION & DESCRIPTION** This is a modern three/four bedroom link detached house and garage situated in a popular residential area in Llantwit Major. The elevations are of facing brick 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. All carpets and floor coverings as laid are to remain and included in the purchase price. 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 storm porch and UPVC door with obscure glass side panel leads into the reception hall

**RECEPTION HALL** Cloaks rack. Wired for ceiling light. Plain plastered ceiling. Single panel radiator with individual thermostat. Laminate flooring.

**LOUNGE** 18' 0" x 11' 10" UPVC patio doors with vertical blinds lead out onto the rear garden. Coved and artex ceiling. Wired for twin ceiling lights and a good range of power points. Gas point. Double panel radiator to one wall with individual thermostat to one wall. Carpet cover.



**DINING ROOM**

11' 6" x 10' 10" UPVC double glazed window to the front with double panel radiator beneath. Wired for twin ceiling light and a range power points. Carpet cover. Staircase to first floor. Leads to kitchen/breakfast room and ground floor cloakroom.

**INNER HALLWAY**

Cloaks rack

**CLOAKROOM**

Obscure glazed window to the side. Fitted with a suite in white comprising vanity wash-hand basin and WC. Panel radiator. Ceramic tiled floor.

**KITCHEN/  
BREAKFAST ROOM**

12' 6" x 7' 0" **Kitchen area** Window overlooking the front. Fitted with a range of base and wall units with matching work surfaces over and ceramic tiled surround. Incorporated in the units is a single drainer sink unit with mixer tap, four ring gas hob and double oven. Plain plastered ceiling. Wired for track lighting and a range of power points. Situation of the Baxi gas fired condenser boiler which serves the domestic hot water and the radiators. Laminated flooring. Stable doors lead to the side utility room.



## UTILITY ROOM

(formerly the garage with Up and Over door still intact) Spacious utility room with store room off. **Utility area** Fitted with base unit and wall units. Plain plastered ceiling. Wired for fluorescent lighting and power points. Water laid on. Plumbing for appliances. Laminate flooring. Inner door leads into the **Storage area** Used as games room/storage. Situation of the service meters. Half glazed obscure glass door leads to the rear garden

Open tread staircase with carpet cover leads to

## FIRST FLOOR LANDING AREA

Carpet cover. Access into the roof space which is boarded and has lighting. by means of a pull down ladder.

## MASTER BEDROOM

This was formerly two rooms and could easily be converted back to original layout. 18' 0" x 11' 6" overall. Two windows overlooking the front with panel radiators fitted beneath. Plain plastered ceiling. Wired for ceiling light and power points. Three fitted concertina type wardrobes with hanging space which will remain. Carpet cover

## BEDROOM NO 2

14' 0" x 9' 6" Window overlooking the rear with double panel radiator beneath. Plain plastered ceiling. Wired for ceiling light and a range of power points. Carpet cover

## BEDROOM NO 3

14' 0" x 8' 6" max. Panel radiator. Wired for ceiling light and power points. Carpet cover. Situation of the airing cupboard with copper cylinder tank and the central heating programmer

## LUXURY BATHROOM

Obscure glazed window to the side. Fitted with a corner shower cubicle with Triton electric shower and concertina door, wash-hand basin and vanity unit and WC. Tiled walls to full height. Plain plastered ceiling. Chrome towel radiator. Vinyl floor cover

## EXTERNAL

**To the front** Good frontage which is block paved with low maintenance garden to the side and trellis fence

**To the side and rear** Paved area. Storage area. Water laid on. Screened compact garden with decked area, pagoda, lawn and mature shrubs



<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>E</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 23<sup>rd</sup> March 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.