



23 VOSS PARK DRIVE

LLANTWIT MAJOR CF61 1YD

TENURE : FREEHOLD

PRICE : £ 269,500

SITUATION & DESCRIPTION This is an outstanding two bedroom detached bungalow with an attached garage which was first occupied in the early 1960s located in quiet drive in a popular sought after residential area close to all amenities in the coastal town of Llanwit Major. The elevations are of Cotswold stone, render and PVC fascia under a pitched roof with interlocking tiled cover. The property has the benefit of cavity wall insulation, gas fired central heating, UPVC double glazed windows and doors and PVC rainwater goods and soffits. Good well laid garden to the front and private rear garden. The bungalow has been refurbished throughout and has modern fixtures and fittings. 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 Approached via a quarry tiled porch with a glazed UPVC door and side panel.

RECEPTION HALL L shaped. Single panel radiator to the one wall. Plain plastered ceiling. Wired for two centre lights and power points. Built in wardrobes and airing cupboard. Access to the roof space by means of a pull down ladder. Doors lead off to all rooms. Laminate flooring.

LOUNGE

14' 7" x 12' 6" picture window with opening transoms and vertical blinds overlooking the front. Panel radiator. Coved and plain plastered ceiling. Wired for centre light and power points. TV point. Laminate flooring. Glazed door to:



KITCHEN/ DINING ROOM

11' 12" x reducing to 7' 6" **Kitchen area** – Fully glazed door to the side. Window overlooking the side with roller blind and one and half bowl sink with mixer tap below. Range of matching wall and base units with Formica worktops and matching surround. Integrated hob with coloured glass splashback. Plinth heater. Built in split level oven and grill. Plumbing for appliances. Full height cupboard. Wired for track lighting, down lighting under cupboards and a range of power points. Two Velux windows inset in the ceiling giving extra light. Location of Worcester boiler which provides energy for the central heating and domestic hot water. **Dining area** – patio doors to the rear garden. TV point. Single panel radiator. Laminate flooring. Glazed door to rear hall.



BEDROOM NO 1

12' 6" x 10' 6" window overlooking the rear with panel radiator beneath. Coved and plain plastered ceiling. Laminate flooring. Wired for centre light and a range of power points.

BEDROOM NO 2

10' 1" x 8' 1" L-shaped with window overlooking the side. Panelled radiator on one wall. Plain coved plastered ceiling. Laminate flooring. Wired for centre light and

power points. En-suite with wash hand basin, WC and vanity unit in white. Extractor fan.



LUXURY BATHROOM

Double shower with long-strip acrylic panelling and surround. Obscure glazed window. Chrome heated towel rail. Mirror. Wash-hand basin with vanity unit and WC. Extractor fan. Laminate flooring.

EXTERNAL

To the front – neatly laid open plan garden, lawned area with mature plants and shrubs. Sensor lighting.

To the side – paved pathway area. Water laid on. Timber fencing.

To the rear – patio and garden laid to lawn. Summer house. Timber fencing. Two outside stores. Lighting and sensor lighting.

GARAGE

Single car garage with double opening doors. Lighting laid on. Location of electric fuse box. Power laid on. PVC garage window. Door with access to rear garden



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 E

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 19th February 2019

PROCEEDS OF CRIME ACT 2002

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