



**26 BOVERTON BROOK**

**LLANTWIT MAJOR CF61 1YH**

**TENURE : FREEHOLD**

**PRICE : £265,000**

**SITUATION & DESCRIPTION** A modern four bedroom and two bathroom semi-detached bungalow and garage first occupied in the early 1960's. The elevations are of reconstituted stone render with an interlocking tiled roof, gas fired central heating (combination boiler) UPVC double glazing with PVC external rainwater goods. A dormer projection has been created to the rear elevation giving two bedrooms and a bathroom. The town Llantwit Major 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 to the front by a PVC double glazed door into the reception which is split levelled by two steps. Coved ceiling with centre lighting, carpet cover, radiator and power points.

**LIVING ROOM**

17' 6" x 11' 0" Picture window overlooking the rear garden with blinds. Central fireplace and hearth with an inset gas fire which is independent of the central heating system. Coved and artex plastered ceiling. Centre lighting, range of power points.

## **KITCHEN**

10' 6" x 9' 6" Modern well-fitted kitchen with base and wall units. Drainer with mixer tap and plumbing for appliances. Vinyl flooring and pinewood ceiling.



## **UTILITY/BREAKFAST ROOM**

10' x 6' Doors leading to the garage and rear garden. Power and water laid on. The garage has been divided into a computer room study & storeroom.

## **BEDROOM 1 (GROUND FLOOR)**

11' 6" x 9' 6" Window to the side. Carpet cover. Power points window blind.

## **LUXURY BATHROOM**

Modern suite in white. Shower over bath. Fully tiled walls. Wash hand basin. Obscure glazed window with blind.

## **BEDROOM NO 2 (GROUND FLOOR)**

10' 0" x 7' 6" Ground floor. Carpet cover. Location of the airing cupboard.

Polished staircase leads from the living room conversion to the roof. On the landing area there is access to the roof space. The floor is boarded with power laid on and the location of the gas fired wall mounted central heating boiler.

## **BEDROOM NO 3 (FIRST FLOOR)**

10' 6" x 7' 9" First floor. PVC window. Panel radiator. Carpet cover.

## **BEDROOM 4 (FIRST FLOOR) SHOWER ROOM**

11' 3" x 7' 6" First floor. Carpet cover. Power and TV points. Double cubicle suite in white. Wash hand basin. WC. Tiled walls. Velox window to the roof.



**EXTERNAL**

**To the front** Neatly laid lawn with shrubs and driveway for parking.

**To the rear** Well established lawn with shrubs and patio. Pathway leading to Ogney Brook.

**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 26<sup>th</sup> February 2019

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