

REF NO 944D



28 FITZHAMON AVENUE

LLANTWIT MAJOR CF61 1TN

TENURE: FREEHOLD

PRICE: £199,999

SITUATION & DESCRIPTION This is an established three bedroom end of link house with a studio attic room situated in a sought after residential area in Llantwit Major. The elevations are of facing brick and roughcast render with an interlocking tiled roof and UPVC rainwater goods. The property has the benefit of UPVC double glazing and gas fired central heating. There is a garden to the front with a driveway. The rear is laid to lawn with access and outbuildings. 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 UPVC door with obscure glazing leading to:

ENTRANCE PORCH Laminated flooring. Half glazed door to the principal hallway.

HALLWAY Window overlooking the front. Coved and artex ceiling. Wired for centre light and power points. Panel radiator. Staircase to first floor. Under stairs storage. Laminated flooring.

LIVING ROOM

14' 6" x 11' 10" Window overlooking the front with double panel radiator beneath. Wired for centre light and power points. Laminate flooring.



OPEN PLAN KITCHEN/ BREAKFAST ROOM

18' 6" x 8' 4" **Kitchen area** - A range of base and wall units with matching work surfaces over and ceramic tiled splash back surround incorporating a four ring gas hob and oven with an extractor hood over. Plumbing for appliances. One and half bowl sink with mixer tap and splash back tiled surround. Wired for spot lights and power points. Window overlooking rear. Location of the wall mounted gas boiler which serves the domestic hot water and central heating system. Quarry tiled floor. **Dining area** - Wired for spot lights and power points. Under stairs storage cupboard. Glazed door with side panel leading into the rear garden.

Staircase with wooden newels and carpet cover. To the head of the staircase is a cupboard space with built in niches.

FIRST FLOOR LANDING AREA

Coved ceiling. Wired for centre light. Carpet cover. Doors leading to first floor rooms. Access to studio attic room.

BEDROOM ONE

13' 0" x 12' 0" Window to the front with panel radiator beneath. Plain plastered ceiling. Wired for centre light and power points. Fitted double and single wardrobes. Carpet cover.

BEDROOM TWO

13' 9" x 8' 10" Window to the rear. Panel radiator. Wired for centre light and power points. Laminate flooring.

BEDROOM THREE

9' 3" x 6' 6" Window to the front. Panel radiator to one wall. Wired for centre light and power points.



BATHROOM

Modern suite comprising a panel bath with Triton shower and concertina shower screen over, wash hand basin and WC. Obscure glazed window to the rear. Wired for light. Chrome towel radiator. Ceramic tiled walls and floor.

STUDIO ATTIC ROOM

17' 0" x 6' 6" Roof space currently used as a studio. Velux window in the roof space. Panoramic views over coastline. Wired for light and power points. Built in cupboards. Carpet cover.

EXTERNAL

To the front – Driveway with double opening gates. Principally laid to lawn with shrubs.

To the side – Decked area.

To the rear – Raised decking area covered with a pagoda style enclosed covered area. Summerhouse store. Wired for outdoor lighting. Laid to lawn. Paved area with access to an indoor portable swimming pool. Access gate to the rear.



TENURE

Freehold

SERVICES

Mains – Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulations.

VIEWING At any reasonable time. Strictly by appointment 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 5th December 2018

PROCEEDS OF CRIME ACT 2002

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