

ANTHONY BROWN ESTATE AGENTS LTD

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REF NO 936D



28 TEWDRIG CLOSE

LLANTWIT MAJOR CF61 1SZ

TENURE : FREEHOLD

PRICE : £ 269,500

SITUATION & DESCRIPTION Located in the popular southerly residential area in Llantwit Major this skilfully extended Georgian style three bedroom family residence with garage first occupied in 1975 and has an open outlook overlooking the meadow and the coast line. Elevations are of reconstructed stone and render under a pitched roof with interlocking tile cover. The property has the benefit of UPVC double glazed windows and doors, PVC rainwater goods and gas fired central heating via a combination boiler. 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 to the front via an entrance porch which locates the service meters. An obscure half glazed door leads to the reception hall.

RECEPTION HALL Staircase with carpet cover leads to first floor. Wired for sunken lights and power point. Central heating thermostat. Coved and plain plastered ceiling. Panel radiator with timber cover. Generous under stairs storage cupboard. Amtico flooring. Doors off to rooms in a prominent polished pinewood.

CLOAKROOM Wired for spot lights. Modern suite in white with low level WC and wash hand basin with unit beneath. Ceramic tiled floor and walls.

PRINCIPAL SITTING ROOM

12' 6" x 10' 9" Window overlooking the front with uninterrupted views of the open meadow. Panel radiator to one wall. Wired for centre light and power points. TV point. Coved and Artex ceiling. Georgian style fire place with wood mantelpiece surround and hearth incorporating a gas fire which is independent of the gas fired central heating system. Carpet cover. Archway through to dining room.



DINING ROOM

14' 8" x 13' 9" Window overlooking the front. Panel radiator enclosed with timber lattice surround to one wall. Wired for ceiling light and power points. Coved and Artex ceiling. Carpet cover.

KITCHEN/ BREAKFAST ROOM

23' 5" x 9' 9" Window overlooking the rear with one and half bowl stainless steel sink with mixer tap over. Sigma kitchen fitted with a range of wooden base and wall units with matching granite work surfaces over. Fitted Neff double oven and grill. Four ring gas hob with stainless steel splashback and extractor hood over. Integrated fridge/freezer and dishwasher. Double larder cupboard. Plain plastered ceiling. Wired for sunken ceiling lights and a range of power points. Plumbing for appliances. Smoke detector. Through to breakfast area and additional sitting area with French doors opening onto rear enclosed garden. Double radiator to half wall. Wired for light and power points. Plain plastered ceiling. Amtico flooring.



UTILITY ROOM

Shelving. Built in cupboards. Plumbing for washing machine and power points.

Staircase with polished newels and fitted carpet leads to

**FIRST FLOOR
LANDING AREA**

Wired for light. Coved and plain plastered ceiling. Access into the roof space by means of a pull down ladder. Wired for light in roof space. Polished pinewood doors off to all rooms. Carpet cover.

BEDROOM NO 1

12' 8" x 10' 0" excluding the built in mirror wardrobes with matching bedside cabinets. Window overlooking the front. Double panel radiator with individual thermostat. Wired for centre light and power points. Coved and plain plastered ceiling. Cupboard incorporating the wall mounted gas fired combination boiler which supplies the central heating and domestic hot water system. Carpet cover.

BEDROOM NO 2

9' 6" x 7' 7" Window overlooking the rear with double panel radiator beneath. Coved and plain plastered ceiling. Wired for centre light and power points. Fitted wardrobes. Laminate flooring.

BEDROOM NO 3

9' 0" x 6' 4" Window to the front. Panel radiator. Coved and plain plastered ceiling. Wired for centre light and power point. Fitted bunk beds. Carpet cover.



**BATHROOM/
SHOWER ROOM**

Obscure glazed window to the rear. Plain plastered ceiling. Wired for centre light. Fitted with a modern white suite comprising a timber panelled bath, wash-hand basin with mixer tap and vanity unit beneath and a low level WC. Separate shower enclosure. Medicine cabinet. Chrome towel radiator. Ceramic tiled walls and floor.

EXTERNAL

To the front Open plan garden laid to lawn looking out onto meadow with further views of pasture land and Heritage Coast. Approached via a paved pathway leading to the front door. Paved patio area. Mature shrubs.

To the rear Enclosed mature garden bounded by trees, screen hedging and fencing. Laid to lawn. Mature shrubs. Paved patio areas. Garden store. Water and power laid on. Paved pathway to rear personal access door of garage.

GARAGE

Single car garage with electronic front roller door and PVC rear door giving access to the garden and dwelling. Water and power laid on. Parking area to the front of garage.



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

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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 September 2018

PROCEEDS OF CRIME ACT 2002

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