

BADGERS BROOK

31 TENNYSON WAY, LLANTWIT MAJOR CF61 1WY

TENURE : FREEHOLD



PRICE : £425,000

SITUATION & DESCRIPTION This is a modern four bedroom detached family house with attached double garage and conservatory occupying a corner spot at the head of a cul-de-sac adjoining woodland, stream and pasture land. Built in the early 1980s with elevations of facing brick, render and an interlocking tiled roof. The spacious property has the benefit of UPVC double glazing, PVC rainwater goods and gas fired central heating. Lovely gardens to the front and rear. The garden to the front has a driveway, turning area and parking for several vehicles. 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. Vacant possession.

ACCOMMODATION

Approach via a tarmacadam driveway, side paved pathway and turning area. Wired for outside lighting. Porch with glazed PVC door with inset pattern glazed side panel into the reception porch.

PORCH

Window to the front and to the side with curtain fixtures. Coved and plain plastered ceiling. Single panel radiator. Wired for light. Ceramic tiled floor. Pattern glazed door with side panel to principal hall.

PRINCIPAL HALL

Wired for light and power points. Single panel radiator. Under stairs cupboard and storage. Dog leg staircase to first floor. Carpet cover. Doors off to ground floor rooms.

CLOAKROOM

Obscure glazed window overlooking the front. Panel radiator. Suite in white comprising a wash hand basin and low level W/C.

LOUNGE

20' 4" x 12' 6" Double opening windows overlooking the front with panel radiator beneath. Coved and plain plastered ceiling. Wired for ceiling light, wall lights and power points. T.V. point. Adam style fireplace with marble surround and hearth incorporating a gas fire which is independent of the central heating system. Single panel radiator. Carpet cover. Double doors leading to the dining room.



DINING ROOM

14' 6" x 12' 6" Panel radiator to one wall. Coved and artex ceiling. Wired for ceiling light and power points. Carpet cover. Double glazed sliding doors leading to the conservatory.

CONSERVATORY

11' 0" x 9' 0" Purpose built pentagonal shaped conservatory with blinds. Wired for light, wall lights and power points. Ceramic tiled flooring. Door leading to the rear garden.



**KITCHEN/
BREAKFAST ROOM**

12' 6" x 11' 6" Window with vertical blinds overlooking the rear with double drainer unit with mixer taps. Fitted with a range of base and wall units with matching work surfaces over and a ceramic tiled surround. Incorporated in the units is a four gas ring hob and double oven. Built-in fridge. Coved and artex ceiling. Wired for spot lighting and power points. Vinyl cover flooring. Double panel radiator. Half glazed door leads to the utility room.



UTILITY ROOM

11' 3" x 10' 2" Window overlooking the rear with vertical blinds and single drainer sink with mixer tap beneath. Wired for light and power points. Plumbing for appliances. Fitted with a range of wall and base units with matching work surfaces and ceramic tiled surround. Panel radiator with individual thermostat. Location of the wall mounted Worcester gas fired central heating boiler which serves the domestic hot water and central heating system. Ceramic tile flooring. Access to roof space, access to the rear of the double garage and PVC pattern glazed door to the side and rear garden.

Dog leg staircase with fitted carpet leads to

**FIRST FLOOR
LANDING AREA**

Window overlooking the front. Wired for ceiling light and power points. Panel radiator. Spacious area. Access into the roof space. Airing cupboard with copper cylinder tank. Carpet cover.

BEDROOM NO 1

12' 6" x 10' 6" Window overlooking the front with panel radiator beneath. Wired for centre light and power points. Carpet cover. Door to en-suite.

EN-SUITE

Obscure glazed window to the side. Fitted with a suite in white comprising a panel bath with shower head over, wash-hand basin and WC. Ceramic tiled walls. Mirror. Shaving light. Panel radiator. Carpet cover.

BEDROOM NO 2

11' 0" x 9' 0" Window to the rear. Wired for centre light and power points. Panel radiator. Built in wardrobe with side cupboard and panel doors. Carpet cover.

BEDROOM NO 3

12' 0" x 9' 0" Window to the rear. Wired for centre light and power points. Panel radiator. Built in wardrobes with sliding doors. Carpet cover.

BEDROOM NO 4 9' 6" x 6' 6" Window overlooking the side. Wired for light and power points. Panel radiator. Carpet cover.

FAMILY BATHROOM Obscure glazed window to the side. Fitted with a suite in white comprising panel bath with shower over and shower curtain, wash-hand basin and WC. Ceramic tiled walls. Panel radiator. Laminate floor cover.

EXTERNAL **To the front** Tarmacadam driveway with turning area. Paved parking area. Garden laid to lawn with bordering shrubs.

GARAGE Double garage with twin doors one electronically opening. Half of garage used as workshop with shelving. A pitched roof provides good storage. Wired for light and power points. Water laid on.

To the side Side access gate with paved area.

To the rear Mature private garden. Bounded by fencing. Principally laid to lawn with shrubs, trees, decked areas and a seating area. Water laid on. Outside lighting. Steps lead down to a purpose built garden shed/workshop with power.



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 G

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 13th February 2019

PROCEEDS OF CRIME ACT 2002

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