

ANTHONY BROWN LTD

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REF NO 919D



32 CLOS OGNEY

LLANTWIT MAJOR CF61 2SN

TENURE : FREEHOLD

PRICE : £159,500

SITUATION & DESCRIPTION This is a modern two bedroom end of link house with attached garage first occupied in 1996 and in a residential area close to all amenities in the coastal town of Llantwit Major. The property is of traditional cavity wall construction with elevations of reconstituted stone under a pitched roof with interlocking tile cover. UPVC double glazed windows have been installed together with gas fired central heating by means of 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 Approached via a UPVC obscure glazed door to the reception hall.

RECEPTION HALL Plain plastered ceiling. Wired for centre light and power point. Location of the fuse box. Cloaks rack. Single panel radiator. Main telephone point. Laminate flooring.

KITCHEN

8' 0" x 7' 4" Window with blinds overlooking the front. Plain plastered ceiling. Wired for fluorescent light and good range of power points. Fitted with a modern range of base and wall units with matching work surfaces over and a ceramic tiled surround. Incorporated in the work units is an oven, four ring gas hob with extractor hood over and an integral fridge freezer. Location of the wall mounted Vaillant gas fired combination boiler which serves the domestic hot water and radiators. Plumbing for appliances. Laminate flooring. Wooden framed glass door leads to:



LOUNGE/DINER

16' 10" x 12' 0" Double glazed patio doors open to the rear. Curtains and curtain fixtures. Wired for central light and power points. Telephone point. Smoke detector. Central heating thermostat. Double panel radiator and single panel radiator. Shelving. Laminate flooring.



Newel staircase with carpet cover leads to:

FIRST FLOOR LANDING AREA

Wired for centre light and power point. Access into the loft space which is insulated. Built in cupboard with shelving which provides generous storage.

BEDROOM NO 1

12' 4" x 10' 0" excluding wardrobe space. Window with curtain pole overlooking the rear. Wired for centre light and power points. Single panel radiator. Double built in wardrobes with mirror doors. Carpet cover.



BEDROOM NO 2

10' 7" x 6' 9" Window with curtain pole overlooking the front and single panel radiator beneath. Wired for centre light and power points. Built in wardrobe with hanging space and shelving. Carpet cover.

BATHROOM

Obscure glazed window to the front. Wired for centre light. Fitted with a modern bathroom suite comprising a panel bath with Triton shower and screen over, wash-hand basin with vanity unit below and WC. Ceramic tiling. Medicine cabinet. Towel rail radiator. Extractor fan. Vinyl flooring.

EXTERNAL

To the front - Neatly laid established garden and driveway leading to garage.

ATTACHED GARAGE

Single car garage with up and over door. Personal door to rear. Power and water laid on.

To the rear – West facing enclosed private garden with patio area and lawn with shrub borders. Rotary washing line. Metal shed. Border fencing.



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	C

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 7th March 2018

PROCEEDS OF CRIME ACT 2002

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