

ANTHONY BROWN LTD

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REF NO 898D



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LLANTWIT MAJOR CF61 1TT

TENURE : FREEHOLD

PRICE : £ 259,500

SITUATION & DESCRIPTION This is an established three bedroom detached house and detached garage located in a quiet cul-de-sac on the south side of town and first occupied in the mid 1970's and situated in a sought after residential area in Llantwit Major. The elevations are of roughcast render under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows and doors, PVC rainwater goods and gas fired central heating is installed. Driveway and garden to front and enclosed rear garden. 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 to the side into PVC framed porch with quarry tiled floor and door to the reception hall

Polished wood parquet flooring to the hall, lounge and separate dining room

RECEPTION HALL Traditional hallway with staircase leading to the first floor. Panel radiator with individual thermostat. Wired for ceiling light. Smoke detector. Fifteen panel glazed doors lead to the lounge and the kitchen.

CLOAKROOM Obscure glazed window to the side. Curtain fixtures. Fitted with a wash-hand basin, vanity unit and WC.

LOUNGE

15' 9" x 15' 5" into bay. Bay window with bench seating overlooking the front. Curtain poles and curtains. Cotswold stone fireplace incorporating a gas fire which is independent of the central heating system (not tested). Panel radiator to one wall with individual; thermostat. Coved and combed artex ceiling Wired for ceiling light and power points. Double opening doors lead to the dining room

DINING ROOM

11' 4" x 10' 0" Panel radiator with individual thermostat. Wired for ceiling light and power points. Smoke detector



KITCHEN/ BREAKFAST ROOM

12' 4" x 8' 4" Window overlooking the rear and door leads out to the rear garden. Fitted with a range of base and wall units with matching work surfaces and incorporates a four ring gas hob (presently disconnected) with extractor hood over and electric double oven and grill. Plumbing for appliances. Wired for light and a range of power points. Vinyl floor cover. Location of the floor mounted Ideal Mexico gas fired boiler which serves the domestic hot water and the radiators. Generous size under stairs storage/pantry cupboard

Staircase with carpet cover leads to

FIRST FLOOR LANDING AREA

Window overlooking the rear. Power points. Access into the roof space. Situation of the airing cupboard which houses the copper cylinder tank

BEDROOM NO 1

13' 9" x 12' 3" Window overlooking the front with panel radiator beneath. Curtain fixtures and net curtains. Coved and combed artex ceiling. Wired for ceiling light and power points. Telephone point

BEDROOM NO 2

12' 3" x 10' 9" Window overlooking the front with panel radiator beneath. Combed artex ceiling. Wired for ceiling light and power points. Carpet cover. Built-in wardrobe with hanging space

BEDROOM NO 3

10' 3" x 8' 0" Window overlooking the rear with panel radiator beneath. Curtain fixtures and curtains. Wired for light and power points. Deep built-in wardrobes.

BATHROOM

Obscure glazed window overlooking the rear with roller blind. Fitted with a suite comprising panel bath with shower and screen over, wash-hand basin and WC. Ceramic tiled walls. Medicine cabinet. Panel radiator.

EXTERNAL

To the front Approached via a long driveway and low maintenance established garden with an abundance of shrubs,

DETACHED GARAGE

21' 0" x 8' 4" Single car garage above average in length with Up and Over door. Power laid on

To the rear Compact rear garden laid to lawn with bordering conifers. Water laid on. Timber garden shed

**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 18th July 2017

PROCEEDS OF CRIME ACT 2002

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