



4 GLAN Y MOR

LLANTWIT MAJOR CF61 1GZ

TENURE : FREEHOLD

PRICE : £274,950

SITUATION & DESCRIPTION This is a modern three bedroom detached property with garage and conservatory situated in a residential area of Boverton close to the coastal town of Llantwit Major. The elevations are of facing brick with an interlocking tiled roof. The property has the benefit of UPVC double glazing and gas fired central heating. The detached house enjoys well maintained gardens front and rear and is in excellent decorative order throughout. Carpets where laid can remain. 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 via a UPVC door with glazed inset panel leading to the hallway.

HALLWAY Window to the side. Wired for centre light. Solid oak wood flooring. Timber door with glazed inset panels leads to:

LIVING ROOM 14' 3" x 11' 0" Window to the front with a double panel radiator beneath. Coved and artex ceiling. Wired for centre light, wall lights and power points. Telephone point. Adam style fireplace with hearth and fire. Solid oak wood flooring. Staircase to the first floor. Archway leading to:



DINING ROOM

10' 10" x 8' 9" Wired for centre light and power points. Coved and artex ceiling. Wall mounted Hive thermostat. Double panel radiator to one wall. Sliding patio doors leading to the conservatory. Solid oak wood flooring. Further timber door with glazed inset panels leading to:

KITCHEN/ BREAKFAST ROOM

11' 4" x 7' 8" Window overlooking the rear with single drainer sink unit and mixer tap beneath. Artex ceiling. Wired for light and power points. Fitted with a range of base and wall units with matching work surfaces over and incorporating a built in Hotpoint gas hob and oven with extractor fan over and ceramic tiled splashback. Plumbing for appliances. Location of the wall mounted combination boiler which serves the domestic hot water and gas central heating system. Half obscure glazed door to the rear garden. Single radiator to one wall. Tiled floor.



UTILITY ROOM

8' 4" x 6' 8" Formerly the garage which is divided. Wired for centre light and power points. Wall mounted kitchen cupboards with shelving. Cloaks rack. Tiled floor. Door leading to:

STORAGE AREA

10' 2" x 8' 4" Formerly the garage. Wired for centre light and power points. Cloaks rack. Traditional Up and Over door. Tiled floor.

CONSERVATORY

11' 2" x 7' 6" Purpose built conservatory. Blinds over windows. Wired for wall lights and power points. Sliding doors to rear garden. Tiled floor.



Staircase with carpet cover leads to:

FIRST FLOOR LANDING AREA

Wired for light and power points. Access to the roof space. Carpet cover.

BEDROOM NO 1

14' 5" x 10' 8" Window overlooking the rear with single panel radiator beneath. Wired for centre light and power points. Built in wardrobes with hanging space and shelving. Drawer units. Carpet cover.

BEDROOM NO 2

10' 9" x 10' 4" Window with blinds to the front with single panel radiator beneath. Wired for centre light and power points. Built in overhead cupboards and vanity table with drawers. Free standing wardrobe. Carpet cover.

BEDROOM NO 3

8' 2" x 8' 0" Window with blinds overlooking the front with single panel radiator beneath. Wired for centre light and power points. Carpet cover.

BATHROOM

Obscure glazed window with a roller blind overlooking the rear. Modern fitted bathroom in white comprising a waterfall shower with screen, extractor fan, wash-hand basin with mixer tap and vanity unit beneath. Low level WC. Chrome upright towel radiator. Plain plastered ceiling. Wired for sunken spotlights. Airing cupboard with shelving. Ceramic tiled walls and floor.



EXTERNAL

To the front Laid to lawn. Tarmacadam driveway – parking for two vehicles.

To the rear Large sunny south west facing garden laid to lawn with established borders. Two patios. Bordered by fencing. Garden shed. Water laid on. Wired for security lighting. Side entrance gate.



SERVICES

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

VIEWING

Preferred after 2.30pm 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.

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