

REF NO 927D

4 HEOL PENTRE FELIN LLANTWIT MAJOR CF61 1XS



TENURE : FREEHOLD

PRICE : £ 365,000

SITUATION & DESCRIPTION This is a modern four bedroom detached house with integral garage and conservatory to the rear first occupied in 1992 and situated in a sought after residential area in Llantwit Major. The elevations are of reconstituted stone under a pitched roof with conglomerate slate cover. The property has the benefit of UPVC double glazed windows and doors and gas fired central heating. Rainwater goods and soffits are of PVC. 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 Approach via block paved driveway to front hardwood door with glazed inset leading to the reception hall. Coach light.

RECEPTION HALL

Staircase with fitted carpet leads to the first floor. Coved and artex ceiling. Wired for twin ceiling lights and power points. Situation of the central heating thermostat. Telephone point. Panel radiator. Generous size under stairs cloaks cupboard with lighting. Laminate flooring.

CLOAKROOM

Obscure glazed window to the front with roller blind. Fitted with a suite in white comprising wash-hand basin, vanity unit and WC. Panel radiator. Wall mirror. Ceiling light.

LOUNGE

18' 0" x 12' 0" into deep bay. Double glazed windows with Georgian inset glazing bars and double panel radiator beneath. Coved and combed artex ceiling. Wired for two ceiling lights, wall lights and power points. Telephone point. Conglomerate 'Adam' style fireplace and hearth which incorporates a gas fire which is independent of the central heating system. Double panel radiator. Carpet cover. Double opening doors lead to the dining room.



DINING ROOM

13' 6" x 9' 1" Coved and artex ceiling. Wired for ceiling light and power points. Panel radiator. Carpet cover as lounge. Doors lead to the conservatory.

CONSERVATORY

Purpose built UPVC double glazed with side access door to the rear. Wired for centre light, wall lights and power points. Panel radiator. Ceramic tiled floor.

KITCHEN (FITTED)

11' 0" x 10' 6" Window with blind overlooking the rear with a one and half bowl drainer unit beneath. Wired for sunken ceiling lights and power points. Fitted with a range of modern base and wall units with matching work surfaces over and a ceramic tiled surround. Incorporated in the units is a four ring gas hob with extractor unit over, double oven and grill. Plumbing for appliances. Vinyl tile floor cover.

BREAKFAST ROOM

8' 10" x 7' 6" French doors lead out to the rear garden. Coved ceiling. Wired for ceiling light and power points. TV point. Chrome radiator. Vinyl floor cover.

UTILITY ROOM

UPVC double glazed window to the side with blinds. Fitted with a range of base and wall units with a ceramic tiled surround. Wired for light and power points. Access into the garage.

Dogleg staircase leads to

**FIRST FLOOR
LANDING AREA**

Spacious landing area. Wired for ceiling light. Smoke detector. Access into the roof space. Location of the airing cupboard which houses the copper cylinder tank and central heating programmer.

MASTER BEDROOM

16' 0" x 12' 0" maximum. Bay window overlooking the front with Georgian style glazing bars and panel radiator fitted beneath. Fitted wardrobes and base drawer units. Wired for ceiling light and power points. TV point. Telephone point. Carpet cover. Dressing area and door to en-suite bathroom

EN-SUITE BATHROOM

Obscure glazed window to the side. Fitted with a double shower unit, wash-hand basin, vanity unit and WC with a tiled surround. Tiled floor

BEDROOM NO 2

11' 9" x 9' 6" Window overlooking the rear with panel radiator beneath. Built-in bedroom units. Wired for ceiling light and power points. Dado rail. Carpet cover.

BEDROOM NO 3

11' 0" x 7' 6" Window overlooking the rear. Built-in wardrobes with central mirror and sliding doors. Wired for ceiling light and power points. Panel radiator. Carpet cover.

BEDROOM NO 4

11' 4" x 7' 3" Window overlooking the front. Built-in wardrobe with hanging space. Panel radiator. Coved ceiling. Wired for ceiling light and power points. Carpet cover.

FAMILY BATHROOM

Window to the side with roller blind. Fitted with a modern suite comprising panel bath with Mira shower and screen over, wash-hand basin, vanity unit and WC. Chrome towel radiator. Medicine cabinet. Ceramic tiled walls

GARAGE

Approached by double opening hardwood doors. Situation of the service meters. Pull down ladder gives access to the storage space in the pitched roof. Wired for light and a range of power points.



EXTERNAL

To the front Approached by paved block driveway with parking for two vehicles. Laid to lawn with screen hedging. Side access gate to the rear.

To the rear Block paved patio. Garden laid to lawn with borders, mature shrubs and trees. 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	G

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Details prepared on 3rd July 2018

PROCEEDS OF CRIME ACT 2002

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