

## **ANTHONY BROWN ESTATE AGENTS**

**Telephone number: 01446792723**

**REF NO 935D**

### **46 FAIRFIELD RISE, LLANTWIT MAJOR CF61 2XG**



**TENURE : FREEHOLD**

**PRICE : £ 235,000**

**SITUATION & DESCRIPTION** This is an established three bedroom semi-detached bungalow with garage first occupied around 1961 with gardens to the front and rear. Situated close to all amenities in a 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 double glazed windows and doors and gas fired central heating. The rainwater goods are of PVC. 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. **No chain.**

**ACCOMMODATION** Approach via double opening gates on to a long driveway with parking for several vehicles. The pathway leads to the front entrance with obscure glazed PVC door leading into the hallway.

**HALLWAY** Wired for two ceiling lights and power point. Single panel radiator to one wall. Central heating thermostat. Telephone point. Smoke detector. Carpet cover.

## **LOUNGE/DINER**

17' 3" x 12' 6" Window overlooking the rear with double panel radiator beneath. Further single panel radiator to another wall. Artex ceiling with coving. Access to the roof space with a pull down ladder. Dado rail to the walls. Wired for centre light, side wall lights and a range of power points. TV point. Wooden fireplace mantelpiece and surround with tiled hearth incorporating the gas fire with a Baxi Bermuda back boiler that services the heating and domestic hot water. Carpet cover.

## **KITCHEN/ BREAKFAST ROOM**

14' 0" x 8' 6" Window overlooking the side and double panel glazed door leads to the rear garden. Modern fitted kitchen, a range base and wall units with matching work surfaces and a ceramic tiled splashback surround. Incorporates a single drainer sink unit with mixer tap. Four ring electric hob and built in oven with extractor hood. Plumbing for appliances. Double panel radiator to one wall. Wired for ceiling light and a range of power points. Ceramic tiled floor.



## **BEDROOM NO 1**

13' 9" x 9' 6" Window with blinds overlooking the front. Built-in wardrobes with hanging space and shelving, side drawers and overhead cupboards. Single panel radiator to one wall. Wired for centre light and power points. Carpet cover.

## **BEDROOM NO 2**

10' 6" x 10' 5" maximum. Window with blinds overlooking the front with double panel radiator beneath. Wired for centre light and power points. Carpet cover.

## **BEDROOM NO 3**

10' 0" x 7' 6" Window with blinds overlooking the side and single panel radiator fitted beneath. Wired for centre light and power points. Build-in wardrobe with hanging space and shelving and overhead cupboards. Carpet cover.



<b>BATHROOM</b>	Obscure glazed window to the side. Wired for centre light. Modified to a wet room in white fitted with a wash-hand basin, Mira shower with an enclosure and shower curtains and WC. Shaving point. Single panel radiator. Ceramic tiled walls and vinyl flooring.
<b>EXTERNAL</b>	<b>To the front</b> Garden bordered by a wall with wrought iron double gates opening onto a long driveway which leads to the garage. Water laid on. Power for external lighting. Low maintenance with chippings and various shrubs.
<b>GARAGE</b>	Single car garage with up and over door. Side window. Power laid on.  <b>To the rear</b> Garden bordered by block wall and fencing. Mainly laid to lawn with mature plants and bushes. Patio area with a greenhouse. Side gate. Wired for external security light.
<b>SERVICES</b>	Mains – Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulations.
<b>VIEWING</b>	At any reasonable time with the Agent as above.
<b>LOCAL AUTHORITY</b>	Vale of Glamorgan Council, Civic Offices, Holton Road, Barry
<b>COUNCIL TAX BAND</b>	<b>D</b>

*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 31<sup>st</sup> August 2018

#### PROCEEDS OF CRIME ACT 2002

Anthony Brown Ltd is obliged to report any knowledge or suspicion of money laundering to NCIS – National Criminal Intelligence Service – and should such a report prove necessary are precluded from conducting any further professional work without consent from NCIS.