

ANTHONY BROWN ESTATE AGENTS

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REF NO 949D



56 BEDFORD RISE

LLANTWIT MAJOR CF61 2UN

TENURE : FREEHOLD

PRICE : £125,000

SITUATION & DESCRIPTION This is a modern three bedroom end of terrace property situated close to all amenities in a residential area in Llantwit Major. The elevations are of facing brick and hanging tile under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazing and gas fired central heating. The rainwater goods are of PVC. There is a walled garden to the front and rear. The property is in need of redecoration but is realistically priced. An opportunity for first time buyers. 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 onward chain.**

ACCOMMODATION Approach to the front porch via a UPVC door with glazed leaded inserts and half glazed leaded side panel.

RECEPTION PORCH Wired for light and power point. Panel radiator with individual thermostat. Cloaks rack.

SITTING ROOM 15' 2" x 13' 6" Window with vertical blinds and opening leaded transoms overlooking the front. Panel radiator with individual thermostat to one wall. Artex ceiling. Wired for centre light and power points. Smoke detector. Adam style fireplace with tiled hearth which incorporates the gas fired central heating boiler which provides energy for the central heating and domestic system and a coal effect fire.

KITCHEN/ DINING AREA	14' 9" x 12' 2" Window overlooking rear. A range base and wall units with matching work surfaces and a ceramic tiled splashback surround. Single drainer sink. Integrated gas hob and electric oven. Plumbing for appliances. Panel radiator to one wall. Wired for twin fluorescent lights and a range of power points. Cloaks cupboard. Pantry.
REAR HALL	Wired for light and power points. Obscure glazed PVC stable type door to the rear garden.
CLOAKROOM	Wash hand basin. W/C. Obscure glazed window. Wired for light.
FIRST FLOOR LANDING AREA	Wired for light. Airing cupboard with the hot and cold cylinder and header tank. Access to roof space.
BEDROOM NO 1	14' 3" x 9' 6" Window with vertical blinds and opening leaded transoms overlooking the front. Panel radiator to one wall. Wired for centre light and power points.
BEDROOM NO 2	12' 0" x 11' 0" Window overlooking the rear. Panel radiator to one wall. Wired for centre light and power points.
BEDROOM NO 3	11' 0" x 6' 7" Window with vertical blinds and opening leaded transoms overlooking the front. Built in cupboard. Wired for centre light and power points.
BATHROOM	Obscure glazed window overlooking the rear. Wired for centre light. Modern bathroom with corner bath and spa, W/C and wash hand basin. Shower over bath. Panel radiator. Ceramic tiled walls.
EXTERNAL	To the front Garden bordered by a facing brick wall with wrought iron gate. Low maintenance paving stones. To the rear Paved patio. Purpose built brick garden workshop and store and separate garden shed. Bounded by facing brick walling.
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 30th January 2019

PROCEEDS OF CRIME ACT 2002

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