

# **ANTHONY BROWN ESTATE AGENTS LTD**

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**REF NO 905D**



**61 MONMOUTH WAY**

**LLANTWIT MAJOR CF61 2GU**

**TENURE : FREEHOLD**

**PRICE : £ 142,500**

**SITUATION & DESCRIPTION** This is modern three bedroom mid link house and garage situated in a crescent in residential area of Llantwit Major. The elevations are of facing brick under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows and doors together with gas fired central heating. Open plan garden to front and enclosed rear garden. The garage is adjacent to the property in a block. 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 a UPVC double glazed porch with glazed side panels and UPVC door with glazed side panels lead to the reception hall.

**RECEPTION HALL** Built-in cupboard with cloaks rack. Artex ceiling. Laminate flooring. Door to

**LOUNGE/  
DINING AREA** 15' 0" x 14' 0" UPVC double glazed window overlooking the front and double panel radiator fitted beneath. Wired for two ceiling lights and power points. TV point. Laminate flooring. Staircase leads to first floor and landing area.



**KITCHEN/  
BREAKFAST ROOM**

15' 0" x 8' 10" **Kitchen area** UPVC double glazed window overlooking the rear garden with a one and half bowl sink unit beneath. Fitted with a range of base and wall units with matching work surfaces over incorporating a four ring gas hob, oven and grill with extractor hood over. Plumbing for appliances. Wired for ceiling lights and power points. Location of the wall mounted Ariston gas fired combination boiler which serves the domestic hot water and the radiators. Laminate flooring. **Dining area** Single panel radiator. Double glazed patio doors lead out to the rear garden.



Staircase leads to

**FIRST FLOOR  
LANDING AREA**

Wired for ceiling light and power points. Smoke detector. Shelving. Access into the roof space via a pull down ladder.

**BEDROOM NO 1**

11' 0" x 10' 6" excluding wardrobe space. UPVC double glazed window with deep sill overlooking the front and single panel radiator beneath. Wired for ceiling light and power points. Deep double door wardrobe with hanging space. Carpet.

**BEDROOM NO 2**

9' 0" x 8' 0" L shaped. UPVC double glazed window overlooking the rear with single panel radiator beneath. Wired for ceiling light and power points. Double built-in wardrobe with mirror doors. Laminate flooring.

**BEDROOM NO 3**

7' 10" x 6' 2" UPVC double glazed window overlooking the front. Double panel radiator to one wall. Wired for ceiling light and power points. Telephone point. Shelving. Fitted carpet.

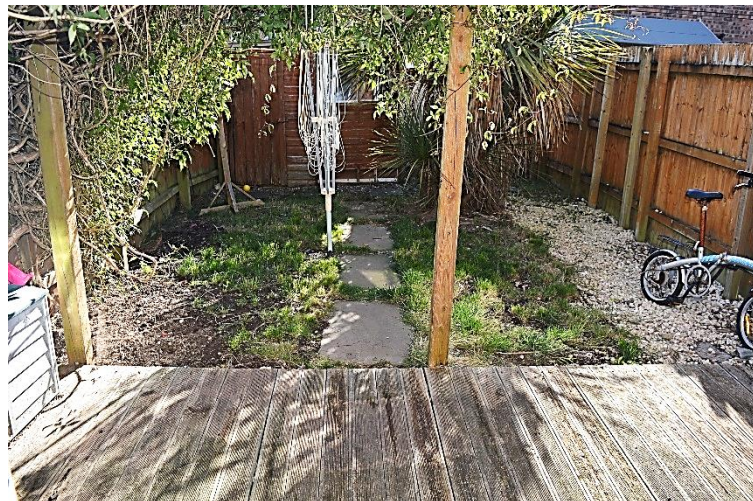
**BATHROOM**

Obscure glazed window to the rear. Panelled ceiling with sunken lights. Fitted with a modern suite comprising panel bath with shower and screen over, wash-hand basin and WC. Tiled walls. Wall mirror. Stainless steel radiator. Vinyl flooring.

**EXTERNAL**

**To the front** Open plan garden laid to lawn with centre path.

**To the rear** Decked area with pagoda. Laid to lawn with side path. Water laid on. Garden shed. Timber boarded fencing. Rear access gate

**GARAGE**

Single car garage with Up and Over door in a block adjacent to the property.

**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 15<sup>th</sup> September 2017

**PROCEEDS OF CRIME ACT 2002**

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