

**ANTHONY BROWN LTD**

**Gwent House, East Street, Llantwit Major CF61 1XY, Vale of Glamorgan**

**Tel. 01446 792723**

**REF NO 900D**



**7 CLOS Y WIWER**

**LLANTWIT MAJOR CF61 2SG**

**TENURE : FREEHOLD**

**PRICE : £289,950**

**SITUATION & DESCRIPTION** This is a modern four bedroom detached house with conservatory and garage situated in a residential area in Llantwit Major. The elevations are of reconstituted stone and brick under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows and gas fired central heating. Driveway and garden to front and enclosed rear garden laid to lawn. 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 UPVC opaque glazed front entrance door which leads into the reception hall.

**RECEPTION HALL** Tiled canopy. Wood effect flooring. Door to cloakroom/WC, kitchen/breakfast room and sitting room. Single panel radiator. Staircase leads to the first floor.

**CLOAKROOM** UPVC opaque window overlooking the front. Pedestal wash hand basin. Single panel radiator. Wood effect flooring.

**LOUNGE** 16' 6" x 10' 2" UPVC window overlooking the front. Radiator. Wood effect flooring. Coal effect gas living flame fire with fireplace surround and marble hearth.

**DINING ROOM** 11' 6" x 8' 6" UPVC patio doors lead into the conservatory. Radiator. Wood effect flooring.

## CONSERVATORY

12' 2" x 11' 8" UPVC French doors to rear. Wood flooring. Radiator.



## KITCHEN/ BREAKFAST ROOM

13' 0" x 12' 6" maximum. Double glazed window overlooking the rear garden. Fully fitted kitchen comprising eye level units and base units with work surfaces over. Inset one and a half bowl sink with mixer tap. Wood effect flooring. Integrated eye level oven and grill. Inset gas hob. Partially tiled walls. Plumbing for appliances. Panel radiator.

## UTILITY ROOM

UPVC double glazed door to the side and window overlooking the rear. Radiator. Fitted base units with work surfaces over. Inset stainless steel sink. Space for white goods. Wall mounted boiler providing the central heating.

Dogleg staircase leads to the first floor

## FIRST FLOOR LANDING AREA

Access into the roof space. Airing cupboard. Doors to bedrooms and bathrooms.

## BEDROOM NO 1

14' 0" x 13' 2" L shaped. Double glazed window overlooking the rear with single panel radiator beneath. Fitted wardrobes. Wired for ceiling light and power points. Telephone point. Door to en-suite.

## EN-SUITE

Opaque glazed window to the rear. Fitted with a shower enclosure, wash-hand basin, vanity unit and WC. Ceramic tiled walls. Sunken ceiling lights. Vinyl flooring. Panelling.

## BEDROOM NO 2

12' 4" x 8' 6" UPVC window overlooking the front. Radiator.

## BEDROOM NO 3

9' 9" x 9' 9" UPVC window overlooking the rear. Radiator.

## BEDROOM NO 4

8' 0" x 7' 10" UPVC window overlooking the front. Radiator.

## FAMILY BATHROOM

UPVC opaque glazed window to the side. Fitted with a panel bath, wash-hand basin, vanity unit and WC. Ceramic tiled walls. Sunken ceiling lights. Vinyl floor covering.

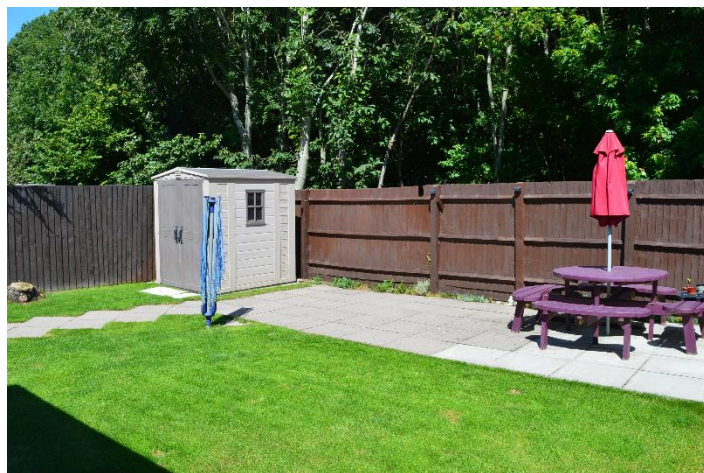
## EXTERNAL

**To the front** Block paving and driveway with parking leads to the garage. External lighting. Water laid on.

## GARAGE

Single car garage with Up and Over door. Wired for light and power. Roof space for storage with light and boarding.

**To the rear** Patio and garden laid to lawn. Light and water laid on. Screen hedging and border fencing. Two side access gates.



## 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> August 2017

## 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.