

ANTHONY BROWN ESTATE AGENTS LTD

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REF NO 906D



8 CARNE COURT

LLANTWIT MAJOR CF61 2LQ

TENURE : FREEHOLD

PRICE : £127,500

SITUATION & DESCRIPTION This is a modern three bedroom end of link house situated in a residential area close to all amenities in the coastal town 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 glazing, PVC rainwater goods and soffits and gas central heating by means of a combination boiler. All carpets laid are to remain in the purchase price. 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 a to a UPVC half glazed door with obscure glazed side panel.

RECEPTION HALL Wired for centre light and power points. Cloak rack. Telephone point. Single panel radiator. Laminate flooring. Fifteen panel glazed pinewood door.

**LIVING ROOM/
DINER** 16' 0" x 13' 0" window overlooking the front. Double panel radiator to one wall. Artex ceiling. Wired for centre light and power points. T.V. point. Telephone point. Adam style hearth surround with electric fire. Laminate flooring.



**KITCHEN/
BREAKFAST ROOM**

15' 0" x 13' 0" window overlooking the rear. **To the kitchen area** – Artex ceiling. Wired for twin lighting and spot light fittings. Range of base and wall units with matching work surfaces over incorporating a one and half bowl sink with mixing taps and a Zanussi four ring gas hob with electric oven. Ceramic tiled splash back. Plumbing for appliances. Ceramic tiled floor. **To the dining area** – double panel radiator to one wall.



UTILITY AREA

Power points. Houses fridge freezer and dryer.

REAR HALL

Half glazed UPVC door leads out to the rear garden.

**GROUND FLOOR
CLOAKROOM**

Fitted with a low level WC and wash-hand basin. Wired for centre light. Tiled floor.

Staircase with fitted carpet leading to:

**FIRST FLOOR
LANDING AREA**

Artex ceiling. Wired for light and power points. Access into the roof space which is partially boarded and has lighting. Location of the airing cupboard which houses the Ferroli combination boiler which serves the domestic hot water and central heating radiators. Hive control system for heating available with relevant app. Fitted carpet.

BEDROOM NO 1

14' 6" x 9' 3" window overlooking the front. Single panel radiator to one wall with individual thermostat. Wired for centre light and power points. Telephone point. Carpet cover.

BEDROOM NO 2

12' 8" x 11' 0" window overlooking the rear with single panel radiator beneath. Wired for centre light and power points. Artex ceiling. Fitted wardrobe with hanging space. Carpet cover.

BEDROOM NO 3

11' 0" x 6' 7" maximum. Window overlooking the front and single panel radiator to one wall. Artex ceiling. Wired for light and power points. Built in cupboard. Carpet cover.



BATHROOM

Obscure glazed window overlooking the rear. Wired for sunken lights. Modern bathroom suite in white comprising wash hand basin, W/C and panel bath with shower over and shower curtain. Stainless steel towel rail. Ceramic tiled walls and vinyl flooring.

EXTERNAL

To the front - Open plan and laid to lawn.

To the rear – Bounded by concrete block walling with gate to rear. Low maintenance paved garden.

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 15th September 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.