

ANTHONY BROWN LTD

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REF NO 892D



80 MONMOUTH WAY

LLANTWIT MAJOR CF61 2GU

TENURE : FREEHOLD

PRICE : £250,000

SITUATION & DESCRIPTION This is a modern well maintained three bedroom semi-detached Georgian style house which has been extended to the rear and has a detached garage to the side. First occupied around 1976 is set in an exceptionally large plot with the rear garden being approximately 50 by 20 metres (the Eastern side of the garden has a substantial summer house workshop) and situated in a popular residential area in Llantwit Major. The elevations are of Cotswold stone and render under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows and doors and gas fired central heating with the radiators having individual thermostats. 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. The town boasts an excellent library, restaurants, a leisure centre and several historic public houses. No chain.

ACCOMMODATION

Approach via a storm porch and UPVC glazed panel Georgian style door leading to the reception hall

RECEPTION HALL

Traditional hallway with window to the side and staircase leading to the first floor. Under stairs storage/cloaks cupboard which houses the service meters. Wired for ceiling light. Radiator. Laminated flooring.

LIVING ROOM/ DINER

22' 0" x 12' 0" reducing to 9' 0" to the dining area. **Lounge area** Bay window with Georgian glazing bars to the front. Coved and artex ceiling. Wired for ceiling light and power points. TV point. Panel radiator to one wall. Carpet cover. **Dining area** Wired for ceiling light and power points. Telephone point. Panel radiator. Carpet as lounge. Concertina doors lead into the extended sitting room, kitchen and breakfast room.



KITCHEN

9' 0" x 8' 0" Window overlooking the side with blind. Fitted with a range of base and wall units with matching work surfaces over incorporating a one and half bowl sink unit and a Belling four ring hob and split level Hotpoint oven. Wired for ceiling light and a range of power points. Plumbing for appliances. Ceramic tiled walls and ceramic flooring. Situation of the wall mounted gas fired central heating boiler which serves the domestic hot water and the radiators. Access to -



EXTENTION/LOUNGE/ SITTING AREA

15' 0" x 12' 0" UPVC double glazed windows and patio sliding doors lead out onto the rear garden. Additional range of kitchen base and wall units. Fluorescent lighting and a range of power points. Ceiling Fan. Panel radiator. Ceramic tiled flooring. Staircase with carpet cover leads to the first floor

FIRST FLOOR LANDING AREA

Window overlooking the side with roller blind. Coved and combed artex ceiling. Access into the roof space. Situation of the airing cupboard with copper cylinder tank

BEDROOM NO 1

12' 0" x 11' 6" maximum including the wall to wall built-in wardrobes. Window overlooking the front with panel radiator beneath. Coved and artex ceiling. Wired for centre light and power points. Laminated flooring.

BEDROOM NO 2

12' 0" x 11' 6" including the wall to wall built-in wardrobes. Window overlooking the rear. Panel radiator. Coved and combed artex ceiling. Wired for centre light and power points. Telephone point. Laminate flooring.

BEDROOM NO 3

8' 0" x 7' 6" Window overlooking the front. Panel radiator to one wall. Wired for light and power points. Built-in wardrobe. Laminated flooring

BATHROOM

Obscure glazed window to the side. Window blind. Spacious and fitted with a modern suite in white comprising panel bath with shower head over, wash-hand basin and WC. Panel radiator. All walls ceramic tiled. Wall mirror.

When this property was first constructed it had a duct air gas fired heating system, this has been superceded by a traditional radiator system.

EXTERNAL

To the front Approached via a driveway which leads to the garage. Good size frontage neatly laid to lawn and pathways leads to front entrance door and around to the side gate which gives access to the rear garden.

DETACHED GARAGE

Single car garage with Up and Over door. Power and water laid on

To the rear Large patio with Californian screen walling. Garden shed. Large lawn area and bounded by 5'6" concrete block walling and screen hedging.

**SUMMER HOUSE/
WORKSHOP**

18' 6" x 11' 0" Purpose built with rendered elevations and a Perspex roof. Two entrance doors and UPVC glazed windows to the front. Fluorescent lighting and power laid on.

Further lawn area behind the summer house/work shop which could be a vegetable area if required. Bounded by concrete 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	D

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 20th April 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.