

REF NO 948D



CROSSWAYS BUNGALOW, WEST STREET

LLANTWIT MAJOR CF61 1SP

TENURE : FREEHOLD

PRICE : £355,000

SITUATION & DESCRIPTION This is an established three bedroom detached bungalow located in the sought after West End of town. First occupied in the 1960's the family dwelling has a conservatory, gas fired central heating, uPVC double glazing and external PVC rainwater goods. It has an enclosed rear garden and garage with off road parking. The elevations are of Cotswold reconstituted stone, render with an interlocking tiled roof. 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** Approached via a UPVC door and window panel leading to the porch.
- PORCH** Carpet cover. Window to the side. Wired for light and power points. Obscure glazed door leading to:
- HALLWAY 'L SHAPED'** Wired for two lights and power points. Smoke detector. Single panel radiator to one wall. Carpet cover. Access to roof space (via a pull down ladder).
- LIVING ROOM/DINER** 17' 0" x 12' 6" Leaded window to the front with a single panel radiator beneath. Further side window with single panel radiator beneath. Wired for centre light and power points. Hearth with chimney in place. Serving hatch to the kitchen. Carpet cover.

BEDROOM NO 1

13' 1" x 10' 10" Window overlooking the front with a single panel radiator beneath. Wired for centre light and power points. Telephone point. Built in wooden wardrobes with hanging space and shelving. Carpet cover.

**INNER HALLWAY**

Wired for strip light and power points. Smoke detector. Doorway leading to:

BEDROOM NO 3

9' 8" x 8' 2" Window overlooking the side with single panel radiator beneath. Coved and plain plastered ceiling. Wired for ceiling light and power points. Built in wooden wardrobes with shelving and hanging space. Carpet cover.

BEDROOM NO 2

12' 6" x 10' 8" Window overlooking the rear and a further window to the side with radiator beneath. Plain plastered ceiling. Wired for wall lights and power points. Hearth with mantelpiece (not active). Carpet cover. PVC door leading to:

CONSERVATORY

Purpose built stone based and timbered double glazing conservatory. Wired for power points and an extractor fan. Flooring. Double doors to the rear garden.

FAMILY BATHROOM

Two obscure glazed windows. Fitted with a suite comprising panel bath with a Mira electric shower over, wash-hand basin and WC. Two medicine cabinets. Wired for light. Single panel radiator to one wall. Partially tiled wall. Cork flooring.



KITCHEN/BREAKFAST ROOM

10' 0" x 10' 0" Window with a roller blind overlooking the rear and single drainer sink beneath. Wired for a strip light and power points Range of base and wall units with work surfaces over and splash back tiled surround. Plumbing for appliances. Low level built in cupboard with wooden storage shelf and serving hatch over. Built in cupboard with copper cylinder tank/immersion heater with hanging space and shelving. Location of the fuse box. Double panel radiator. Carpet tile flooring. Door leads to small passage way leading to:

CLOAKROOM/WC

Window to the side. Single panel radiator. Obscure window. Wired for light.

UTILITY ROOM

8' 3" x 4' 6" Galley style. Obscure glazed window to the rear. Built in cupboard. Wall mounted cupboard. Wired for light and power points. Plumbing for appliances. UPVC half glazed door to the rear. Half glazed door leading to the garden gate at the side. The boiler room is the location of the Ideal Mexico floor-mounted gas fired boiler.



EXTERNAL

To the front – Parking lay-bye. Stone wall and neat garden.

To the rear – Mature gardens. Shrubs. Patio area. Steps to upper area of garden. Bordered by wall.

GARAGE

Detached single car garage with up and over door. Parking space to front.

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 25th January 2019

PROCEEDS OF CRIME ACT 2002

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