

# **ANTHONY BROWN ESTATE AGENTS LTD**

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**REF NO 918D**



**‘GLENROSS’ COLHUGH STREET**

**LLANTWIT MAJOR CF61 1RE**

**TENURE : FREEHOLD**

**PRICE : £292,500**

**SITUATION & DESCRIPTION** This is a very well presented Victorian house located on the head of the beach road within easy walking distance to the centre of the coastal town of Llantwit Major. The elevations to the front are of render with facing brick and to the rear random stone under a pitched roof with slate tiled cover. The property has the benefit of gas fired central heating by means of a combination boiler and certain windows are UPVC double glazed. All fitted carpets to remain. Garden front and rear with side access. 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 leaded light half glazed obscure glass door into the reception hall.

**RECEPTION HALL** Spacious hallway with staircase leading to the first floor. Wired for central light. Power points. Panel radiator to one wall. Doorbell. Situation of service meters. Original pattern tile floor.

## SITTING ROOM

11' 10" x 11' 3" UPVC double glazed window overlooking the front with curtain fixtures and roller blind. Panel radiator. Traditional fireplace with tiled hearth incorporating a multi-fuel wood burner. Side cupboard with gas service meter. Plain plastered and coved ceiling. Wired for centre light and power points. TV point. Carpet cover.



## LIVING ROOM

12' 4" x 12' 0" Window overlooking the rear garden with roller blind. Wired for centre light and power points. Original plate racks in place. Dogleg grate in stone fireplace incorporating a multi-fuel wood burner. Cupboards, shelving and log store in chimney breast recesses. Generous size under stairs storage cupboard with hanging space. Carpet cover.

## KITCHEN/ BREAKFAST ROOM

10' 0" x 9' 0" UPVC double glazed window to side and rear with roller blinds. Wired for centre light and power points. Plain plastered ceiling. Range of base and wall units with matching work surfaces over. Ceramic tiled splash back. Belfast style sink with mixer tap over. Quarry tiled floor leads to utility room.



## **UTILITY ROOM**

10' 6" x 5' 8" Wood panel roof. Fitted wall and base units with work surface as per kitchen. Single bowl stainless steel sink with mixing tap over. Tiled splashback. Wired for light and power points. Plumbing for washing machine. Quarry tiled floor. Double opening French doors lead from the side giving access to the rear garden.

Staircase with pronounced newels and fitted carpet leads to:

## **FIRST FLOOR LANDING AREA**

Spacious landing area. Same run of fitted carpet throughout the first floor. Wired for centre light and power point. Access into the roof space. Plain plastered and coved ceiling. Dado rail. Telephone point.

## **BEDROOM ONE**

11' 4" x 8' 0" excluding door well. Window with blind overlooking the front. Panel radiator. Wired for centre light and power points. Carpet cover.

## **BEDROOM TWO**

9' 6" x 8' 0" Window with roller blind overlooking the rear. Single panel radiator to one wall. Wired for centre light and power points. Carpet cover.

## **BEDROOM THREE**

9' 0" x 7' 1" Window with roller blind and deep sill overlooking the front. Wired for centre light and power points. Double panel radiator to one wall. Carpet cover. Currently used as a study.



## **BATHROOM**

Pattern glazed sash window overlooking the side. Wired for light. Spacious area fitted with suite in white comprising a free standing roll top bath with waterfall shower over and shower curtain, wash hand basin and WC. Exposed timber flooring. Vinyl clad walls to wash areas. Situation of airing cupboard which houses the Variant gas fired combination boiler which serves the domestic hot water and the radiators.

## **EXTERNAL**

**To the front** – Stone boundary walling with railings and gate. Terrace garden. Side door giving access to the rear.



**To the rear** – Concrete and paved area. Water laid on. Coach light. Stone walling with terraced enclosed mature garden laid to lawn with shrubs. Utility store area. Garden shed. Side access to the front.



<b>TENURE</b>	Freehold
<b>SERVICES</b>	Mains – Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulations.
<b>VIEWING</b>	At any reasonable time. Strictly by appointment with the Agent as above.
<b>LOCAL AUTHORITY</b>	Vale of Glamorgan Council, Civic Offices, Holton Road, Barry
<b>COUNCIL TAX BAND</b>	<b>E</b>

***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 1<sup>st</sup> March 2018

#### PROCEEDS OF CRIME ACT 2002

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