

ANTHONY BROWN LTD

Gwent House, East Street, Llantwit Major CF61 1XY, Vale of Glamorgan Tel. 01446 792723

REF NO 894D

MILLBROOK, 2 MILL LAY LANE

LLANTWIT MAJOR CF61 1QE



TENURE : FREEHOLD

PRICE : £ 430,000

SITUATION & DESCRIPTION This is a superior individually designed detached family residence situated at Mill Lay overlooking open pasture land and within a short walk of the beach and local amenities. The property was first occupied in the late 1970's and has spacious well maintained accommodation with a large garden. There is an attached tandem garage. Constructed with rendered elevations with some stonework and cavity wall insulation under a pitched roof with dormer projections to the front and rear. Replacement UPVC double glazed windows and doors throughout with leaded light windows to the front elevation including a bay. Gas fired central heating is installed with the radiators having individual thermostats and the rainwater goods and soffits are of PVC. All curtains and carpets as laid are to remain and included 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 UPVC door with glazed insets to the outer outer porch.

OUTER PORCH

Purpose built of facing brick with a glass sun roof and leaded light windows. Tiled floor. Ceiling light and power point. Location of the service meters. Hardwood door to reception hall.

RECEPTION HALL

Spacious hall 'L' shaped. Leaded light window overlooking the front. Coved and artex ceiling. Central heating control panel. Radiator. Generous size under stairs storage area. Built-in cloaks cupboard. Carpet cover to the hall, stairs and landing.

LIVING ROOM

22' 6" x 12' 0" Double glazed leaded light bay window to the front with fitted radiator beneath and French doors lead out to the rear garden. Adam style fireplace and hearth incorporating a remote control log effect fire emitting smoke for visual effect. Coved and artex ceiling. Wired for ceiling light, wall lights and a range of power points. Further radiator to the side wall. Carpet cover. Curtains, curtain fixtures and light fittings.



DINING ROOM

12' 8" x 9' 8" Coved and artex ceiling. Panel radiator. Wired for ceiling light, wall lights and power points. Carpet cover. Corner niche with china cupboard below. Double glazed patio doors lead out onto the rear patio and garden.



STUDY/ 4th BEDROOM

11' 3" x 8' 6" Window to the front with panel radiator beneath. Curtains and curtain fixtures. Wired for ceiling light and power points. Carpet cover. Curtains and curtain fixtures.

CLOAKROOM

UPVC obscure glazed window to the front. Fitted with a suite in white comprising wash hand basin/vanity unit and WC. Wall mirror. Ceramic tile flooring.

KITCHEN/ BREAKFAST ROOM

13' 0" x 10' 0" Window overlooking the rear garden with a one and half bowl sink unit with mixer tap beneath. Fitted with an excellent range of base and wall units with matching work surfaces over and a ceramic tiled surround incorporating a four ring hob with extractor unit over, double oven and grill and built-in fridge. Panel radiator. Wired for fluorescent light and power points. Vinyl floor cover. Fifteen panel glazed door leads to the utility room.

UTILITY ROOM

12' 6" x 8' 0" Window with blind overlooking the rear garden and a one and half bowl sink unit beneath. Plumbing for two appliances. Wired for ceiling light and power points. Ceramic tiled walls. Vinyl floor cover. Location of the wall mounted Worcester gas fired combination boiler with latest WiFi controls which serves the domestic hot water and the radiators. Door leads out to the rear garden and further door leads into the double tandem garage.



Staircase with carpet cover leads to

FIRST FLOOR LANDING AREA

Spacious landing area. Coved and artex ceiling. Carpet cover. Wired for twin ceiling lighting. Smoke detector.

MASTER BEDROOM En-suite/Dressing Room

14' 6" x 12' 0" maximum. Leaded light window to the front with panel radiator beneath overlooking pastureland. Wired for ceiling light and power points. Carpet cover. **En-suite** Obscure glazed window to the rear. Fitted with a corner shower, vanity unit and WC. Wired for light. Shaving mirror. Towel rail. **Dressing Room** Good size area with obscure glazed window to the rear.

BEDROOM NO 2

19' 9" x 11' 3" maximum UPVC double glazed windows to the front and rear. Panel radiator. Wired for ceiling light and power points. Carpet cover. Former airing cupboard currently used as a linen cupboard.

BEDROOM NO 3 10' 6" x 9' 0" Window to the front. Curtains and curtain fixtures. Panel radiator to one wall. Generous size built in wardrobe. Carpet cover

LUXURY BATHROOM Obscure glazed window to the front. Fitted with a suite in white comprising panel bath with two shower heads over and screen, wash-hand basin and WC. Medicine cabinet. Ceramic tiled walls. Chrome heated towel rail. Vinyl floor cover

SINGLE CAR TANDEM GARAGE/ WORKSHOP

20' in length and approached via a remote control Up and Over door to the front. Window to the side. Wired for light and power

Large three sided garden

EXTERNAL

To the front Stone boundary walling and driveway and parking area. Laid to lawn with shrubs and access to the **side garden** laid to lawn with additional vegetable plot

To the rear Laid to lawn with border and timber fencing. Garden timber shed

SUMMER HOUSE

Spacious pentagonal timber framed summer house with cottage style windows and doors. Wood flooring. Solar lighting



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 G

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 8th May 2017

PROCEEDS OF CRIME ACT 2002

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