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REF NO 671D

QUARRY HOUSE, LLANMAES
NR LLANTWIT MAJOR CF61 2XR, VALE OF GLAMORGAN



PRICE : £ 475,000

TENURE : FREEHOLD

SITUATION & DESCRIPTION This is a two storey detached family residence situated in rural surroundings in the village of Llanmaes which in recent years voted the best kept village in the Vale of Glamorgan and is close to the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available and is approximately four miles from the market town of Cowbridge. Rail link in Llantwit Major and bus services run to Barry, Cardiff and Bridgend whilst the M4 motorway is approximately nine miles distant and Cardiff (Wales) Airport is about seven miles away. The elevations are of stonework rendering under a pitched roof with interlocking tiled cover. Gas fired central heating has been installed by means of a combination boiler with radiators have independent thermostats fitted. The windows and doors are UPVC double glazed and the rainwater goods are of PVC. The family residence has been tastefully decorated throughout with spacious accommodation and all internal ground floor and first floor doors are of pinewood. A wall to wall modern conservatory to the rear enhances the spacious family accommodation.

ACCOMMODATION Approach by obscure half glazed UPVC door and side panel to

RECEPTION HALL

Hallway and staircase leads to first floor. Wired for wall lights and power point. Plain plastered ceiling. Telephone point. Doorbell. Smoke detector. Oak flooring.

LOUNGE

22' 0" x 11' 9" with bay window to the front with seating and opening French doors lead to the conservatory. Stone built fireplace with plinth and mantel with dog grate and multi fuel burner. Two double panel radiators. Wired for two centre lights and a range of power points. TV point. Telephone point. Coved ceiling. Oak wood floor with lacquer finish.

CONSERVATORY

21' 6" x 12' 6" Recently fitted. UPVC double glazed throughout with self cleaning glass. Sunken lighting, wall lights and power points. Vinyl tiled flooring. Access front the lounge and dining room and double French doors to rear garden.



KITCHEN

11' 6" x 8' 0" Windows overlooking the front and one window to the side. Double panel radiators Ceramic tiled flooring. **Kitchen area** Fitted with a range of base units with matching work surfaces over incorporating a one and half bowl sink unit, split level oven, five ring gas hob, microwave oven and dishwasher together with an American style fridge/freezer. Ceramic tiled surround. Coved and plain plastered ceiling. Track lighting and a good range of power points. Window blinds.

Central Breakfast Bar with seating

DINING AREA

11' 6" x 10' 0" Wired for centre light and power points. Single panel radiator. Ceramic flooring

REAR HALL

Coved ceiling. Wired for centre light. Ceramic flooring. Door leading to the side and door to

SHOWER ROOM/ CLOAKROOM

Obscure glazed window overlooking the rear Fitted with a suite in white comprising shower cubicle, wash-hand basin and WC. Ceramic tiled walls. Mirror. Ceramic tiled floor.

UTILITY ROOM

Fitted with base and wall units. One and half bowl sink unit with mixer tap. Ceramic tiled walls. Location of the wall mounted gas fired combination boiler which serves the domestic hot water and the radiators. Plumbing for appliances. The washing machine and dryer can remain if required. Broom cupboard.

DINING ROOM

9' 9" x 9' 6" French doors opening into the conservatory. Generous size under stairs storage cupboard. Plain plastered ceiling. Wired for centre light and power points. Ceramic tiled floor



FIRST FLOOR LANDING AREA

Staircase with carpet cover leads to

Wired for two centre lights. Radiator, Smoke detector. Built-in cupboard. Doors off to all rooms.

FAMILY BATHROOM

Fitted with a modern suite comprising panel spar-bath with shower head and screen over, wash-hand basin and WC. Tiled walls. Wired for light and extractor fan. Single panel radiator.

BEDROOM NO 1

13' 6" x 12' 0" maximum. Window overlooking the front with rural aspect and single panel radiator fitted beneath. Walk-in dressing room and wardrobe area. Plain plastered ceiling. Wired for light and power points. Carpet cover.

BEDROOM NO 2/ STUDY

Presently used as a study. 8' 0" x 7' 0" Window with blinds overlooking the front and single panel radiator fitted beneath. Wired for centre light and power point. Built-in cupboard. Carpet cover. Access into the roof space.

BEDROOM NO 3

11' 6" x 10' 0" Window with blinds overlooking the front and single panel radiator fitted beneath. Wired for centre light and power points. Plain plastered ceiling. Carpet cover

BEDROOM NO 4

10' 8" x 6' 9" Window overlooking the rear and single panel radiator fitted beneath. Wired for centre light and power points.

EXTERNAL

Approached by a tarmacadam driveway with a turning area.

To the front Bounded by walling. Laid to lawn with mature shrubs. Rural setting.

To the rear Good size garden laid to lawn with patio area. Stone walling and border fencing. Water laid on.



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 18th June 2012

PROCEEDS OF CRIME ACT 2002

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