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**REF NO 594D**



**12 GROESWEN**

**LLANTWIT MAJOR CF61 2UA**

**TENURE : FREEHOLD**

**PRICE : £ 269,950**

**SITUATION & DESCRIPTION** Well maintained and presented four bedroom detached family residence with integral garage situated in a residential area in the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available. Rail 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 reconstituted stone and facing brick under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows, PVC rainwater goods, gas fired central heating and is well maintained throughout. Spacious accommodation comprises of reception hall, lounge, dining room, fitted kitchen/breakfast room, utility room, cloakroom, four bedrooms to the first floor, en-suite to two bedrooms and family bathroom. Security alarm system. Neatly laid gardens to front and rear

**ACCOMMODATION** Approach via a porchway and double glazed door with pattern glass insets leads to the reception hall

**RECEPTION HALL** Traditional hall with staircase leading to the first floor. Laminated flooring. Doors lead to the lounge and kitchen/breakfast room. Double panel radiator. Wired for light and power points. Smoke detector. Coved ceiling. Situation of the service meters. Generous size under stairs storage cupboard.

**LOUNGE** 16' 10" x 11' 6" into bay. Double glazed bay window overlooking the front with double panel radiator fitted beneath. Fireplace which currently houses a coal/pebble effect gas fire which is independent of the central heating system. Single panel radiator to one wall. Wired for centre light and power points. TV point. Coved ceiling. Laminated flooring. Archway leads to the dining room.

## **DINING ROOM**

10' 0" x 9' 6" Double glazed French doors lead out to the rear garden. Single panel radiator to one wall. Wired for centre light and a range of power points. Laminated flooring as lounge. Door to Kitchen/Breakfast room.



## **KITCHEN/ BREAKFAST ROOM**

10' 0" x 9' 6" Double glazed window overlooking the rear. Fitted with a range of base and wall units with antibacterial matching work surfaces over and a ceramic tiled surround incorporating a one and half bowl single drainer sink unit with mixer tap and a breakfast bar. Also incorporated in the units is a four ring gas hob and oven with extractor unit over, large and small pull out larders and an integrated dishwasher. Coved and plain plastered ceiling. Wired for track lighting, under cupboard lighting and a range of power points. Tiled floor. Door to utility room.



## **UTILITY ROOM**

Fitted with a range of base and wall unit with work surfaces and a ceramic tiled surround. Plumbing for appliances. Vent for tumble dryer. Single sink with tap. Cupboard housing the wall mounted gas fired boiler which serves the domestic hot water and the radiators. Coved and plain plastered ceiling. Half glazed obscure glass door leads out to the rear garden.

## **CLOAKROOM/WC**

Obscure glazed window to the side. Fitted with a modern suite comprising wash-hand basin and WC. Ceramic tiled surround.

Staircase with carpet cover leads to

**FIRST FLOOR  
LANDING AREA**

Access into the partially boarded roof space by means of a pull down ladder. Situation of the airing cupboard with copper cylinder tank and shelving. Doors off to all rooms.

**BEDROOM NO 1  
and En-suite**

12' 0" x 11' 0" Window overlooking the front with single panel radiator fitted beneath. Artex ceiling. Wired for centre light and power points. **En-suite** Obscure glazed window overlooking the front. Fitted with a panel bath with shower and screen over, wash-hand basin and WC. Ceramic tiled walls to half height. Shaver point. Laminated floor.

**BEDROOM NO 2  
and En-suite**

13' 6" x 9' 4" Window overlooking the front with double panel radiator fitted beneath. Wired for centre light and points. Fitted carpet **En-suite** Obscure glazed window overlooking the side. Modern suite fitted with a shower cubicle, wash-hand basin and WC. Ceramic tiled walls to half height. Panel radiator. Shaver point.

**BEDROOM NO 3**

11' 0" x 10' 0" Window overlooking the rear with single panel radiator fitted beneath. Wired for centre light and power points. Carpet cover.

**BEDROOM NO 4**

'L' shaped 9' 8" x 9' 3" Window overlooking the rear with single panel radiator fitted beneath. Artex ceiling. Wired for centre light and power points. Carpet cover.

**FAMILY BATHROOM**

Obscure glazed window overlooking the rear. Fitted with a modern suite comprising panel bath with shower over, wash-hand basin and WC. Expel air. Shaver point. Ceramic tiled walls to half height.

**To the front** Neatly laid to lawn with borders and driveway for parking leads to the garage

**INTEGRAL GARAGE**

Single car garage with Up and Over door. Wired for light and power point.



**To the rear** Enclosed good size garden with side gate. Well maintained with full length patio area. Lawn area and mature shrubs beyond. Water laid on.

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

***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 7<sup>th</sup> June 2011

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