

## ANTHONY BROWN LTD

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

REF NO 497D



11 CHURCH STREET

LLANTWIT MAJOR CF61 1SB

TENURE : FREEHOLD

PRICE : £ 180,000

**SITUATION & DESCRIPTION** This a refurbished terraced cottage situated in the historic part of the town close to all amenities 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. Stone built with elevations of dressed stone, rendered around the windows and a slate roof. Well presented throughout. Economy 7 electric water and wall heaters strategically placed.

**ACCOMMODATION** Approach via adjoining hardwood doors to the hallway and the living room.

Ceramic limestone colour flooring throughout the ground floor.

**LIVING ROOM** 16' 6" x 13' 9" Wood casement box sash double glazed window with blind overlooking the front. Original fireplace and hearth with Adam style surround which accommodates a solid fuel open fire. Coved and plain plastered ceiling. Wired for sunken ceiling lights, wall lights and a range of power points. Dado rail. Under stairs storage cupboard.

**KITCHEN/  
DINING ROOM** 19' 6" x 10' 3" Plain plastered ceiling. Wired for sunken lights. ceiling book/plate shelves. **Dining area** UPVC double glazed window overlooking the rear. Wall mounted electric Economy 7 heater. **Kitchen area** UPVC double glazed window to the side. Fitted with a range of light oak base units with matching work surfaces and a ceramic tiled surround. Pantry cupboard. Plumbing for appliances. Range of power points. Pinewood stable doors with centre mullion lead to the rear.

**HALLWAY** Location of the services meters. Dogleg staircase with carpet cover leads to

## Living Room



### FIRST FLOOR LANDING AREA

Access into the roof space. Smoke detector. Wired for light

### BEDROOM NO 1

'L' shaped 12' 10" x 9' 5" Wood casement double glazed windows with blind overlooking the front. Plain plastered ceiling. Wired for centre light and power points. Picture rail. Laminated flooring.

### BEDROOM NO 2

12' 9" x 9' 10" Wood casement double glazed window overlooking the front. Plain plastered ceiling. Wired for centre light and power points. Laminated flooring.

### BEDROOM NO 3

10' 3" x 9' 9" 'L' shaped. UPVC double glazed window overlooking the rear. Wired for light and power. Picture rail. Laminated flooring.

### BATHROOM

UPVC double glazed window overlooking the rear. Fitted with a modern suite comprising shower bath with Triton shower and concertina screen over, vanity unit, wash-hand basin and WC. Ceramic tiled surround. Plain plastered ceiling. Extractor fan. Wired for light and shaver point.

### SEPARATE WC

Obscure glazed window overlooking the rear. Fitted with a wash-hand basin and WC with a ceramic tiled surround. Plumbing for an appliance. Economy 7 electricity timer.

### EXTERNAL

**To the rear.** Flagstone courtyard. Rear access.

### OUTBUILDING

9' 3" x 9' 0". Pitched roof with velux window. Track lighting and power points. Leading off is a WC and wash-hand basin. Lighting. Water laid on.

### SERVICES

Mains – Water, Electricity and Drainage. Gas supply to roadside. 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

***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 24<sup>th</sup> February 2010

**PROCEEDS OF CRIME ACT 2002**

Anthony Brown Ltd is obliged to report any knowledge or suspicion of money laundering to NCIS – National Criminal Intelligence Service – and should such a report prove necessary are precluded from conducting any further professional work without consent from NCIS.