

ANTHONY BROWN LTD

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REF NO 515D

‘PENTWYN’ 13 HAM LANE EAST

LLANTWIT MAJOR CF61 1TQ, VALE OF GLAMORGAN



PRICE : £399,950

TENURE : FREEHOLD

SITUATION & DESCRIPTION Individually designed and built four bedroom detached house with double garage first occupied in 1976 and situated in a residential area 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. The elevations are of local lias limestone, Tondu grey facing brick and render under a pitched roof with interlocking tiled cover. UPVC double glazed windows, PVC rainwater goods, cavity wall insulation and gas fired central heating systems for ground floor and first floor. The family house is in first class condition throughout and many extras are included in the purchase price, furniture and fittings can be purchased by separate negotiation. Walled fronted with all gardens laid. Vacant possession on completion.

ACCOMMODATION Approach via a UPVC double glazed doors to the entrance hall.

ENTRANCE HALL Terrazzo tiled floor. Built-in cloaks cupboard. Fifteen panel glazed door leads to the reception hall.

RECEPTION HALL

'L' shaped. Polished wood staircase leads to the first floor. Single panel radiator. Coved and artex ceiling. Radiator. Wired for light and power points. Carpet cover. Double opening doors lead to the living room.

LIVING ROOM

22' 0" x 14' 0" Bay window overlooking the front and window to the rear. Wired for two centre lights, wall lights and power points. Adam style fireplace with conglomerate marble surround with provision for open fire if required. Carpet cover. Curtains and blinds are available.



DINING ROOM

14' 6" x 11' 6" Cottage style glazed Georgian bar window overlooking the rear with double panel radiator fitted beneath and double glazed door giving access into the rear garden. Coved ceiling. Wired for centre light and power points. Carpet as the hall and living room.

STUDY

8' 6" x 8' 0" Window overlooking the front and single panel radiator fitted beneath. Coved and artex ceiling. Wired for centre light and power points. Carpet cover.



KITCHEN/ BREAKFAST ROOM

16' 0" x 10' 5" Windows overlooking the rear and the side with vertical blinds. Artex ceiling. Wired for fluorescent lighting. Fitted with an excellent range of base and wall units with matching work surfaces over and ceramic tiled walls to full height. Incorporated in the units is a double bowl single drainer sink unit with waste disposal and mixer tap and four ring gas hob. Double panel radiator. Tiled floor.

UTILITY ROOM	10' 8" x 5' 9" Windows overlooking the front and obscure glazed door leads to the rear. Fitted with base units and a single drainer sink unit with mixer tap. Plumbing for appliances. Built-in cloaks cupboard. Ceramic tiled walls. Ceramic tiled floor. Location of the wall mounted gas fired boiler which serves the central heating system and the radiators. (Ground floor and first floor heating independent).
CLOAKROOM	'L' shaped. Obscure glazed window overlooking the rear. Fitted with a suite comprising wash-hand basin and WC. Vanity unit. Single panel radiator. Ceramic tiled walls. Ceramic tiled floor
FIRST FLOOR LANDING AREA	Staircase leads to Spacious landing area with projected window and study area. Panel radiator. Wired for light and power points. Telephone point. Carpet cover
MASTER BEDROOM WITH EN-SUITE	'L' shaped 17' 0" x 14' 0" Windows overlooking the rear and the side. Double built-in wardrobes with sliding doors. Wired for centre light and power points. Fitted carpet. En-suite Window overlooking the front. Fitted with a suite in 'Penthouse plum' comprising shower cubicle with shower, wash-hand basin and WC. Bathroom fittings.
BEDROOM NO 2	16' 6" x 11' 6" Windows overlooking the front and rear with panel radiators fitted beneath with individual thermostats. Wired for centre light and power points. Carpet cover. Situation of the airing cupboard with copper cylinder tank.
BEDROOM NO 3	11' 3" x 10' 0" Window overlooking rear with panel radiator fitted beneath. Wired for centre light and power points. Double wardrobe. Carpet cover.
BEDROOM NO 4	10' 6" x 8' 10" Window overlooking the front. Wired for centre light and power points. Double built-in wardrobe. Carpet cover.
LUXURY BATHROOM	Obscure glazed window to the rear. Fitted with a corner bath, separate corner power shower cubicle, wash-hand basin and WC. Wall to wall vanity units. Wall mirrors. Wired for light and shaver sockets. Towel radiator. Carpet cover.
EXTERNAL	To the front Approached by a long driveway which leads to the double garage. Bounded by cock and hen stone walling.
DOUBLE GARAGE	Fitted with an electronic door. Power laid on. Pitched roof. Tool store attached. To the rear Good size west facing with block boundary walls. Large paved patio. Long landscaped garden with borders. Water laid on. Side gate
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

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 26th April 2010

PROCEEDS OF CRIME ACT 2002

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