

ANTHONY BROWN LTD

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REF NO 521D



2 CAER WORGAN

LLANTWIT MAJOR CF61 2SP

TENURE : FREEHOLD

PRICE : £ 285,000

SITUATION & DESCRIPTION This is a modern four bedroom detached house with conservatory and double garage 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 conglomerate stone and smooth render under a pitched roof with interlocking tiled cover. The property has the benefit of gas fired central heating and double glazed windows. Neat open plan garden to the front and an enclosed garden to the rear.

ACCOMMODATION Approach via a hardwood door with glazed inset to reception hall

RECEPTION HALL Wired for centre light. Telephone point. Single panel radiator. Understairs storage cupboard. Laminate floor. Staircase leads to first floor.

GROUND FLOOR

CLOAKROOM Fitted with a wash-hand basin and WC. Single panel radiator. Extractor unit. Wired for centre light. Laminate flooring.

LOUNGE

15' 4" x 11' 5" Window overlooking the front with single panel radiator fitted beneath. Coved and artex ceiling. Wired for wall lights and power points. Adam style fireplace with a conglomerate marble hearth incorporating a gas fire which is independent of the gas central heating system. Laminate flooring. Double doors lead to

DINING ROOM

10' 6" x 9' 6" Coved and artex ceiling. Single panel radiator to one wall. Wired for light and a range of power points. Wood framed double doors to the Conservatory and access to the kitchen.

Lounge



CONSERVATORY

10'0" x 9'8" Purpose built with UPVC double glazed windows. Wired for centre light and fan. Double panel radiator to one wall. Laminate flooring. Access to the rear garden.

KITCHEN/BREAKFAST ROOM

15' 6" x 10' 0" maximum. Two windows overlooking the rear. Fitted with a range of base and wall units with matching work surface over and incorporating a one and half bowl sink unit with mixer tap. Built-in Zanussi double oven, separate gas hob and integral dishwasher. Plumbed for appliances. Wired for spotlights and a range of power points. Artex ceiling. Tiled floor. Door leads off to utility room.



UTILITY ROOM

Location of the Potterton wall mounted gas fired boiler which serves the domestic hot water and the radiators. Plumbing for appliances. Fitted with a sink unit and work surfaces. Wired for light and power points. Artex ceiling. Door giving access to the rear garden.

Staircase with carpet cover leads to

FIRST FLOOR

LANDING AREA	Location of the airing cupboard which houses the copper cylinder tank and shelving. Carpet cover
BEDROOM NO 1	13' 8" x 11' 2" Window overlooking the front with single panel radiator beneath. Built-in wardrobes. Wired for centre light and a range of power points. Carpet cover.
EN-SUITE SHOWER ROOM	Fitted with a modern suite comprising wash-hand basin and low level WC. Shower cubicle with a 'Triton' electric shower. Single panel radiator. Wired for light and extractor fan. Shaver point. Half tiled walls.
BEDROOM NO 2	14' 4" x 9' 1" Window overlooking the rear and single panel radiator fitted beneath. Wired for spotlights and power points. Artex ceiling. Carpet cover.
BEDROOM NO 3	12' 4" x 9' 8" Window overlooking the rear and single panel radiator fitted beneath. Wired for light and power points. Artex ceiling. Carpet cover.
BEDROOM NO 4	10' x 9' 1" reducing to 8' 5" Window overlooking the front and single panel radiator fitted beneath. Wired for spotlights and power points. Artex ceiling. Carpet cover.
FAMILY BATHROOM	Modern suite in white comprising panel bath with tile surround, wash-hand basin with built-in units beneath and low level WC. Double panel radiator. Laminate vinyl floor.
EXTERNAL	To the front Laid to lawn. Parking for two vehicles. Dwarf fence and side gate giving access to the rear garden
DOUBLE GARAGE	Twin 'Up and Over' doors. Lighting. Access to rear garden. To the rear Good size mature garden mainly laid to lawn with shrubs and plants. Patio. Water and 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 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 12th May 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.