

## **ANTHONY BROWN LTD**

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

**REF NO 478D**



**THE WHITE HOUSE, 2 GRANGE GARDENS**

**LLANTWIT MAJOR CF61 2XB**

**TENURE : FREEHOLD**

**PRICE : £ 310,000**

**SITUATION & DESCRIPTION** This is a two storey detached dwelling house with integral double garage situated just off the Llanmaes Road 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. Traditional cavity wall construction with elevations for the most part being spar dash render with reconstituted stone under a pitched roof with interlocking tiled cover. The property has enjoyed residency for two families having three reception rooms and seven bedrooms. Certain windows are UPVC double glazed and gas fired central heating has been installed.

**ACCOMMODATION** Approach via a front porch with UPVC door which leads to the reception hall.

**RECEPTION HALL** Spacious hallway with open tread mahogany wood staircase leading to the first floor. Wired for centre light and power points. Radiators. Doors lead off to all ground floor rooms.

**LOUNGE** 17' 6" x 14' 4" into bay. Two double panel radiators Wired for centre light and power points. VHF point. Carpet cover. Archway leads to

**DINING ROOM** 10' 8" x 9' 7" UPVC double glazed French doors lead to the rear garden. Coved ceiling. Wired for centre light and power points. Carpet cover.

**KITCHEN/  
BREAKFAST ROOM**

18' 0" x 9' 6" reducing to 6' 0" UPVC double glazed window with roller blind overlooking the rear. Wired to two centre lights and a range of power points. Fitted with a range of base and wall units with matching work surfaces over incorporating a ceramic hob, oven and extractor hood. One and half bowl sink unit. China and spice cupboards. Built-in larder. Double panel radiator. Ceramic tiled flooring.



**REAR PORCH**

PVC with Terrazzo flooring. Plumbing for appliances. Plain plastered ceiling. Wired for light. Access to the rear.

**SITTING ROOM**

16' 6" x 9' 8" Window overlooking the front with panel radiator beneath. Wired for centre light and power points. VHF point. Leads to

**KITCHENETTE**

(formerly a utility room) 9' 9" x 7' 6" Window overlooking the rear. Single drainer sink unit with taps. Plain plastered ceiling. Wired for centre light. Ventafixture. Plumbing for appliances. Vinyl floor cover. Location of floor mounted gas fired boiler which serves the domestic hot water and the radiators. CH programmer.

**CLOAKROOM**

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

Access into the double garage

**DOUBLE GARAGE**

Up and Over door. Power and light laid on. Situation of the gas and electric service meters.

Polished open tread staircase leads to

**FIRST FLOOR  
LANDING AREA**

Spacious area. Access into the roof space via a pull down ladder. Situation of the airing cupboard. Bedrooms leading off.

**BEDROOM NO 1**

12' 8" x 12' 0" Window overlooking the front. Plain plastered ceiling. Wired for centre light and power points. Panel radiator.

**BEDROOM NO 2**

10' 9" x 10' 6" Window overlooking the rear with panel radiator beneath. Built-in cupboards. Wired for light and power points.

<b>BEDROOM NO 3</b>	10' 0" x 6' 6" Window overlooking the front. Panel radiator. Deep built-in wardrobe. Wired for centre light and power points.
<b>BEDROOM NO 4</b>	13' 10" x 9' 9" Window overlooking the front with panel radiator fitted beneath. Wired for centre light and power points. Carpet cover.
<b>BEDROOM NO 5</b>	9' 8" x 5' 9" Window overlooking the rear with panel radiator fitted beneath. Wired for centre light and power points.
<b>BEDROOM NO 6</b>	14' 6" x 13' 6" Window overlooking the front with panel radiator fitted beneath. Two built in wardrobes. Vanity unit with wash-hand basin.
<b>BEDROOM NO 7</b>	14' 6" x 9' 6" Window overlooking the rear with panel radiator fitted beneath. Wired for twin centre lights and power points. Built-in wardrobes.
<b>FAMILY BATHROOM</b>	Obscure glazed window to the rear. Fitted with a panel bath with shower and screen over, wash-hand basin and WC. Wired for centre light and shower point. Towel radiator. Vinyl floor cover.
<b>EXTERNAL</b>	<b>To the front</b> Bounded by walling. Double opening gates to the driveway and sufficient parking for vehicles with a turning area. Laid to lawn with mature shrubs. Side gate. <b>To the rear</b> Bounded by walling and panel fencing. Laid to lawn with mature shrubs. Water laid on. Fruit trees. Side gate entrance
<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

***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 6<sup>th</sup> November 2009

#### PROCEEDS OF CRIME ACT 2002

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