

ANTHONY BROWN LTD

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REF NO 573D



2 MORFA COTTAGES

MORFA LANE

LLANTWIT MAJOR CF61 2YT

TENURE : FREEHOLD

PRICE : £ 285,000

SITUATION & DESCRIPTION This is a stone built semi-detached cottage built circa 1905 standing in large gardens with an outlook over pasture land situated off Morfa Lane 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 smooth render under a pitched roof with slate tiled cover. Oil fired heating is installed by means of a Rayburn located in the kitchen/breakfast room. The accommodation is spacious and well presented throughout.

ACCOMMODATION Approach via a porch way and double opening wooden doors lead to the reception.

RECEPTION HALL Cottage style windows partially secondary glazed. Quarry tiled floor. Power points. Generous size cloaks cupboard with power and shelving.

MAIN HALLWAY Quarry tiled floor. Wired for centre light. Plain plastered ceiling.

CLOAKROOM Fitted with a wash-hand basin and WC. Quarry tiled floor.

LIVING ROOM 14' 0" x 11' 6" Box sash window overlooking the front. Fireplace with wood surround and book alcoves to each side incorporating a wood burning stove. Double panel radiator. Coved and plain plastered ceiling. Wired for centre light and a range of power points. Tongue and groove polished wood flooring.

Living room



DINING ROOM

14' 0" x 11' 4" Fireplace with wood surround incorporating a multi-fuel burning stove. Welsh dresser with shelving. Coved and plain plastered ceiling. Wired for centre light, wall light and a range of power points. Quarry tiled floor. Dogleg staircase leads to the first floor.



KITCHEN/ BREAKFAST ROOM

'L' shaped measuring 15' 0" x 14' 6" max. **To the Kitchen area** Window overlooking pasture land beyond. Fitted with a range of base and wall units with matching work surfaces over incorporating a one and half bowl drainer unit. Plain plastered ceiling. Wired for two centre lights and a good range of power points. Plumbing for a dishwasher. Quarry tiled flooring. **To the breakfast area** Fitted with a range of cupboards. Pantry cupboard. Wired for light. Situation of the programmer for the heating system which is generated by an oil fired Rayburn which also provides the cooking facilities. Half glazed stable door leads to the utility room.

Kitchen



UTILITY ROOM

UPVC door with wood frame surround leads to the side exit. Plumbing for appliances. Wired for light and power points. Quarry tiled floor.

Dogleg staircase with carpet cover leads to the first floor

FIRST FLOOR LANDING AREA

Wired for centre light. All rooms lead off.

BEDROOM NO 1

14' 0" x 11' 6" Window with panoramic views overlooking pasture fields the front. Wired for centre light and power points. Coved ceiling. Two built-in cupboards. Single panel radiator. Tongue and groove flooring.

BEDROOM NO 2

13' 9" x 12' 2" Window to the side –open aspect. Coved and plain plastered ceiling. Access into the roof space. Radiator with individual thermostat. Wired for light and power points. Polished tongue and groove flooring. Location of the airing cupboard housing the copper cylinder tank, immersion heater and the power shower fitment.

BATHROOM

Window overlooking the side. Fitted with a panel bath with shower head over, wash-hand basin and WC. Plain plastered ceiling. Panel radiator. Heated towel radiator. Cork tiled floor.

BEDROOM NO 3

11' 0" x 6' 0" maximum (currently used as a study) Window overlooking the front and the side. Panel radiator to one wall. Wired for light and power points. Polished tongue and groove flooring. **En-suite shower room.** Obscure window to the rear. Fitted with a double shower cubicle with power shower with wash-hand basin and WC. Ceramic tiled surround. Heated towel radiator. Cork tiled floor.

EXTERNAL

Bounded by natural stone walls and approached via a driveway and a well stocked cottage garden with raised vegetable beds. Centre pathway. Hedging. Greenhouse and Garden Store/Shed.

**DETACHED GARAGE**

Single car garage with electronic door. Power and water laid on.

SERVICES

Mains – Water, Electricity 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

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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 4 February 2011

PROCEEDS OF CRIME ACT 2002

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