

ANTHONY BROWN LTD

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REF NO 501D



21 WHITEWELL DRIVE

LLANTWIT MAJOR CF61 1TA

TENURE : FREEHOLD

PRICE : £ 275,000

SITUATION & DESCRIPTION This is a modern four reception, five bedroom room family house first occupied in the mid 1970's located in the south part of the town adjacent to Mill Lay Lane and close to the beach 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 facing brick and hung tile under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows and gas fired central heating.

ACCOMMODATION Approach via a obscure glazed UPVC door and side panel to the reception hall.

RECEPTION HALL Spacious hallway with staircase leading to first floor. Single panel radiator to one wall. Wired for centre light and power point. Smoke detector. Location of the central heating thermostat. Laminated flooring. Under stairs storage cupboard which houses the gas service meter.

LIVING ROOM 15' 8" x 11' 7" UPVC cottage style double glazed window overlooking the front and double panel radiator fitted beneath. Coved and artex ceiling. Wired for centre light and a range of power points. TV point. Provision for gas fire connection. Laminated flooring as hall.

DINING ROOM 10' 8" x 10' 2" Double panel radiator to one wall. Coved and artex ceiling. Wired for centre light and power points. Laminated flooring. Fifteen panel glazed doors lead to further reception room.

RECEPTION ROOM 11' 4" x 8' 10" Artex ceiling. Wired for centre light and power points. Laminated flooring. Double panel radiator. UPVC French doors lead to the rear garden. Door leads to the utility room.

MUSIC ROOM

9' 9" x 8' 4" UPVC double glazed window overlooking the front. Plain plastered ceiling. Wired for track lighting and power points. Laminated flooring. (This formerly was part of the attached garage)

GROUND FLOOR CLOAKROOM

Fitted with a wash-hand basin and WC. Extractor fan. Ceramic tiled floor.

KITCHEN / BREAKFAST ROOM

'L' shaped. 14' 6" x 11' 0" **Kitchen area** Window overlooking the rear garden. Fitted with a range of base and wall units with matching work surfaces over incorporating a stainless steel sink unit with mixer tap. Gas and electric cooker point. Plumbing for appliances. Ceramic tiled walls to half height. Ceramic tiled floor. Central dividing breakfast bar to **breakfast area**. Also fitted with a range of base and wall units with matching work surfaces over.



UTILITY AREA

UPVC double glazed door with side panel leads to the side. Cottage style window overlooking the rear. Plumbing for appliances. Wired for light and a range of power points. Ceramic tiled floor. Location of the wall mounted gas fired boiler which serves the domestic hot water and the radiators.

Staircase with carpet cover leads to

FIRST FLOOR LANDING AREA

Wood casement window overlooking the side. Access into the roof space. Power point.

BATHROOM

Obscure glazed UPVC window to the side. Fitted with a suite in white comprising panel bath, wash-hand basin and WC. Ceramic tiled walls.

BEDROOM NO 1

13' x 10'9" UPVC double glazed window overlooking the front with single panel radiator fitted beneath. Wired for centre light and power points. Wooden tongue and groove stained flooring. Situation of the airing cupboard housing the copper cylinder tank and immersion heater.

BEDROOM NO 2

10' 0" x 7' 0" UPVC double glazed window overlooking the front. Wired for track lighting and power points. Single panel radiator. Carpet cover. Small linen over stairs cupboard.

BEDROOM NO 3	11' 6" x 7' 5" UPVC double glazed window overlooking the side and double panel radiator fitted beneath. Wired for track lighting and power points. Carpet cover.
BEDROOM NO 4	8' 2" x 7' 5" Window overlooking the rear. Single panel radiator. Wired for light and power point. Shelving. Laminated flooring.
BEDROOM NO 5	9' 10" x 9' 8" 'L shaped' maximum UPVC double glazed window overlooking the rear. Panel radiator to one wall. Wired for track lighting and power points. Laminated flooring. Access into the roof space via a pull down ladder. The roof space has been boarded with light and power. TV point. Velux window into the roof.
EXTERNAL	To the front Laid to lawn with borders. Conifers. Hard standing. To the rear Paved patio area. Stepped up to lawn area and shrubs. Border fencing
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 3rd March 2010

PROCEEDS OF CRIME ACT 2002

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