

## **ANTHONY BROWN LTD**

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

**REF NO 582D**



**'BENVENUTI' 29 HEOL MERIONETH**

**LLANTWIT MAJOR CF61 2GS**

**TENURE : FREEHOLD**

**PRICE : £ 239,950**

**SITUATION & DESCRIPTION** This is a two storey four bedroom detached house and detached garage with large garden situated in a cul-de-sac of similar age and type dwellings 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 under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows together with PVC rainwater goods. Gas fired central heating has also been installed and certain radiators mainly on the ground floor have individual thermostats. Wall garden to the front and well laid rear garden. All window blinds, carpets and floor coverings as laid are to remain and included in the purchase price.

**ACCOMMODATION** Approach via a UPVC leaded light double glazed door and side panels to the reception hall.

**RECEPTION HALL** Doors leading off to all ground floor rooms and staircase to first floor. Wired for centre light and power points. Smoke detector. Doorbell. Situation of the central heating thermostat. Understairs storage cupboard. Double panel radiator. Fitted carpet to hall, stairs and landing.

**CLOAKROOM** UPVC obscure double glazed window overlooking the side. Modern suite comprising wash-hand basin and WC. Ceramic tiled walls. Single panel radiator. Cloaks rack. Tiled floor.

**LOUNGE** 16' 6" x 11' 6" UPVC double glazed window with blinds overlooking the front. Double panel radiator to the side. Oak fireplace with ceramic tiled hearth and wood detachable. Wired for centre light and power points. TV point. Laminate flooring. Double opening doors to dining room.

## Lounge



## DINING ROOM

13' 2" x 9' 4" Double glazed patio doors leading to the rear garden. Double panel radiator to one wall. Wired for centre light and power points. Laminate floor as lounge.



## KITCHEN/ BREAKFAST ROOM

15' 0" x 8' 0" UPVC double glazed window overlooking the rear garden. Double glazed obscure glass door to the side. Panel radiator to one wall. Fitted with a range of base and wall units in pear wood with work surfaces over incorporating a bowl and half single drainer sink unit with mixer tap, gas hob, double oven and grill. Plumbing for appliances. Ceramic tiled surround. Location of the 'Baxi' wall mounted gas fired boiler which serves the domestic hot water and the radiators. Wired for track lighting and power points. Cushion flooring.

Staircase leads to

## FIRST FLOOR LANDING AREA

Obscure UPVC window overlooking the side. Wired for light and power point. Smoke detector. Access to the roof space.

## BEDROOM NO 1

14' 6" x 9' 0" UPVC double glazed window overlooking the front with curtain fixtures. Location of the airing cupboard with copper cylinder tank and central heating programmer with adjoining wardrobe. Wired for centre light and power points. Fitted carpet.

- BEDROOM NO 2** 12' 2" x 9' 0" excluding wardrobe space. UPVC doubler glazed window with curtain fixtures overlooking the rear with single panel radiator fitted beneath. Double wardrobe with sliding wood doors. Artex ceiling. Wired for centre light and power point. Fitted carpet.
- BEDROOM NO 3** 11' 0" x 8' 9" maximum. UPVC double glazed window overlooking the front. Single panel radiator to one wall. Artex ceiling. Wired for light and power points. Built-in cabin bed with storage cupboard beneath. Fitted carpet.
- BEDROOM NO 4** 8' 9" x 7' 6" UPVC double glazed window with curtain fixtures overlooking the rear with single panel radiator fitted beneath. Wired for centre light and power points. Fitted carpet.
- BATHROOM  
SHOWER ROOM** Obscure glazed window overlooking the side. Fitted with a modern suite comprising panel bath, wash-hand basin and WC. All walls ceramic tiled. Independent shower cubicle with power shower fitted. Double panel radiator. Sunken lighting in the ceiling. Tiled floor.
- EXTERNAL** **To the front** Approached by a brick boundary wall with tarmacadam driveway which leads to the side entrance and detached garage. Garden to the front with borders.
- To the rear** 90' x 30' approximate. Side gate leads to a patio. Well matured large garden with borders. Purpose built brick garden shed. Greenhouse. Further patio with stone boundary walling and hedge screening. Outside water and lighting laid on.
- GARAGE** Detached single car garage with Up and Over door. Power laid on.



- 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** E

***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 25<sup>th</sup> March 2011

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.