

ANTHONY BROWN LTD

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REF NO 581D



4 HEOL MERIONETH

LLANTWIT MAJOR CF61 2GS

TENURE : FREEHOLD

PRICE : £ 225,000

SITUATION & DESCRIPTION This is a well maintained four bedroom detached house with attached 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 facing brick under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows and gas fired central heating. Neatly laid gardens to front and rear. All carpets as laid are to remain and included in the purchase price.

ACCOMMODATION Approach via a UPVC door with obscure glazed panel leading into the reception hall.

RECEPTION HALL Staircase leads to first floor. Wired for centre light and power points. Single panel radiator to one wall. Central heating thermostat. Carpet cover.

CLOAKROOM Window to the side. Fitted with a wash-hand basin and WC. Ceramic tiled surround. Cloaks rack.

LOUNGE 16' 3" x 11' 11" UPVC double glazed window overlooking the front with single panel radiator fitted beneath. Adams style fireplace with wood surround and hearth incorporating a coal effect gas fire. Coved and artex ceiling. Wired for centre light and power points. Carpet cover. Obscure glazed doors lead into the dining room.

DINING ROOM 13' 7" x 9' 3" UPVC double glazed window overlooking the rear with double panel radiator fitted beneath. Coved and artex ceiling. Wired for centre light and power points. Carpet cover. Door leads off to the kitchen.

Lounge



KITCHEN

15' 3" x 8' 10" maximum. UPVC double glazed window to the rear with roller blind. Fitted with a range of base and wall units with small breakfast bar and matching work surfaces over with a ceramic tiled surround. Incorporated in the units is a one and half bowl single drainer sink unit and a built-in 'Zanussi' convention hob and oven with an extractor hood over. Plumbing for appliances. Wired for strip lighting. Telephone point. Location of the Worcester combination gas fired boiler which serves the domestic hot water and the radiators. UPVC double glazed door leads to the rear garden.



Staircase to first floor

FIRST FLOOR LANDING AREA

Fitted carpet to stairs and landing area. Window to the side. Wired for light. Access to the roof space. Situation of the former airing cupboard with shelving. Doors off to all rooms.

BEDROOM NO 1

14' 5" x 9' 0" Double glazed window overlooking the front. Single panel radiator to one wall. Built-in mirrored wardrobes. Wired for centre light and power points. Telephone point. Carpet cover.

BEDROOM NO 2

13' 2" X 8' 10" Double glazed window overlooking the rear with single panel radiator fitted beneath. Pine built-in wardrobe with hanging space and shelving. Wired for centre light and power points. Carpet cover.

- BEDROOM NO 3** 10' 5" x 9' 0" Double glazed window to the front. Single panel radiator to one wall. Pine built-in wardrobe with hanging space and shelving. Wired for centre light and power points. Carpet cover.
- BEDROOM NO 4** 10' reducing to 8' 6" x 9' 0" UPVC double glazed window overlooking the rear with single panel radiator beneath. Wired for centre light and power points. Carpet cover.
- FAMILY BATHROOM** Obscure glazed window to the side. Fitted with a suite comprising panel bath with shower head, wash-hand basin and WC. Ceramic tiled splash back. Upright towel radiator. Mirror. Carpet cover.
- EXTERNAL** **To the front** Concrete driveway leads to the garage. Mature garden laid to lawn with borders. Gate gives access to the rear garden.
- GARAGE** Single car garage with Up and Over door. Situation of the gas meter and fuse box. Power laid on



To the rear Landscaped garden with patio area and chippings. Steps leading down to lawn area with dwarf wall. Mature shrubs and plants. 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
- 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 25th 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.