

ANTHONY BROWN LTD

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REF NO 430D



4 HEOL PENTRE FELIN

LLANTWIT MAJOR CF61 2XS

TENURE : FREEHOLD

PRICE : £299,995

SITUATION & DESCRIPTION This is a modern four bedroom detached house with integral garage and conservatory to the rear first occupied in 1992 and situated in a sought after 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 property is of cavity wall construction with elevations of reconstituted stone and smooth render under a pitched roof with interlocking tiled cover. Gas fired central heating has been installed and most windows and doors are UPVC double glazed. The property is very well maintained and many extras are included within the purchase price. Spacious accommodation comprising of Hall, Lounge, Dining room, Conservatory, Fitted kitchen, Breakfast room, Utility room, Cloak, Four bedrooms, Master-en suite. Family bathroom.

ACCOMMODATION Approached via a UPVC door with leaded light obscure glass centre panel to reception hall.

RECEPTION HALL Traditional hallway with staircase leading to the first floor. Generous size under stairs cloakroom with lighting, shelving and carpet cover. Coved and combed artex ceiling. Wired for twin ceiling lights and a range of power points. Single panel radiator. Doorbell. Smoke detector. Telephone point.

CLOAKROOM Obscure glazed window overlooking the front. Fitted with a suite comprising vanity wash-hand unit with ceramic tiled surround and low level WC. Single panel radiator. Coved and combed artex ceiling. Wired for centre light. Carpet cover.

**PRINCIPLE
LIVING ROOM**

18' 0" x 12' 0" into Bay. Approached by double opening doors from the reception hall. Double glazed window overlooking the front with double panel radiator beneath. Adam style fireplace with a conglomerate marble hearth incorporating a 'living flame' coal/log effect gas fire which is independent of the central heating system. Coved and combed artex ceiling. Wired for two centre lights, wall lights and a range of power points. TV point. Double panel radiator. Dado rail. Fitted carpet.



DINING ROOM

13' 6" x 9' 1" Single panel radiator. Wired for centre light and power points. Dado rail. Coved and artex ceiling. Fitted carpet as living room. Double glazed sliding patio doors leads to the conservatory.

CONSERVATORY

Purpose built hexagonal shaped conservatory with conglomerate stone built base. UPVC double glazed and door leading to the rear garden. Double panel radiator. Wired for wall lights. Power points.

KITCHEN

11' x 10' 6" Window overlooking the rear with a one and a half sink/drainer unit beneath. Fitted with a range of modern base and wall units with matching work surfaces over and a ceramic tiled surround incorporating a refrigerator, dishwasher, double oven and gas hob. Sunken ceiling lights. Range of power points. Ceramic tiled floor.



BREAKFAST ROOM	8' 10" x 7' 6" Double glazed patio doors lead out to the rear garden. Single panel radiator. Wired for light and power points. Coved and artex ceiling. Telephone point. Ceramic tiled floor. – Access to
UTILITY ROOM	UPVC double glazed window to the side. Fitted with a range of base units. Single drainer sink unit with mixer tap. Plumbing for appliances. Ceramic tiled floor. Door leads to the garage.
INTEGRAL GARAGE	Single car garage with a pitched roof with access into the partially boarded roof space via fitted ladder. Wired for light and a range of power points. Situation of the wall mounted gas fired boiler which serves the domestic hot water and the radiators.
FIRST FLOOR LANDING AREA	Dogleg staircase with polished newels and carpet cover leads to Access into the roof space via fitted ladder which is partially boarded and has light and power. Situation of the airing cupboard with copper cylinder tank and central heating programmer.
MASTER BEDROOM	16' 0" x 12' 0" maximum. UPVC double glazed bay window overlooking the front with single panel radiator fitted beneath. Fitted wardrobes and a dressing table. Wired for light and power points. TV point. Telephone point. Fitted carpet. Dressing area and door to en-suite bathroom.
EN-SUITE BATHROOM	Obscure glazed window overlooking the side. Fitted with a suite comprising panel bath with shower fitted over, wash-hand basin and WC. Ceramic tiled surround. Radiator. Mirrors. Ceramic tiled floor.
BEDROOM NO 2	11' 9" x 9' 6" UPVC double glazed window overlooking the rear with panel radiator fitted beneath. Fitted wardrobes and cupboards around the bed space and a dressing table. Wired for centre light and power points. Coved ceiling. Fitted carpet.
BEDROOM NO 3	11' 0" x 7' 6" UPVC double glazed window overlooking the rear. Artex ceiling. Wired for centre light and power point. Built-in wardrobe with sliding doors. Radiator. Carpet cover.
BEDROOM NO 4	11' 4" x 7' 3" UPVC double glazed window overlooking the front. Single panel radiator. Single built-in wardrobe with hanging space. Wired for centre light and power points. Artex ceiling. Telephone point.
EXTERNAL	To the front Paved block driveway with parking for several vehicles. Garden principally laid to lawn with mature shrubs and trees. Privet hedge screening. To the rear Timber side gates. Block paved patio. Principally laid to lawn with mature shrubs and screening. Power and water laid on. Timber shed to side.



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 16th January 2009

PROCEEDS OF CRIME ACT 2002

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