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REF NO 470D

6 & 6a FLANDERS MEADOW

BEACH ROAD, LLANTWIT MAJOR CF61 1QZ, VALE OF GLAMORGAN



PRICE : £ 350,000

TENURE : FREEHOLD

SITUATION & DESCRIPTION This a very well maintained established detached house and garage with purpose built annexe originally used as a granny flat first occupied in the mid 1970's and enjoys good size gardens to the front, side and rear. Situated on the Beach Road 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 local stonework and roughcast render under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows and doors, PVC rainwater goods and gas fired central heating. All carpets and floor coverings as laid are to remain and are included in the purchase price. The annexe 6a was added in 1982

ACCOMMODATION

Approach via a storm porch with obscure glazed door and side panel. Wired for centre light. Tiled floor. Door with glazed panels leads to the reception hall.

RECEPTION HALL

Traditional hallway with staircase leading to the first floor. Wood block floor with carpet cover. Single panel radiator with shelf. Wired for centre light and power point. Telephone point. Coved and plain plastered ceiling. Smoke detector. Under stairs area. Doors lead to the kitchen/breakfast room and living room.

LIVING ROOM

17' 0" x 11' 0" Windows overlooking the front with a double panel radiator fitted beneath. Plain plastered ceiling. Wired for centre light and power points. TV point. Fitted carpet with wood block flooring beneath. Sliding doors lead to:



DINING ROOM

11' 6" x 11' 0" UPVC double glazed French doors lead out onto the rear deck/patio area. Coved and plain plastered ceiling. Wired for light and a range of power points, Fitted carpet. Regulation fire door gives access from the dining room into the annexe 6a Flanders Meadow – independent access to the annexe from the front and rear garden.



KITCHEN/ BREAKFAST ROOM

12' 0" x 11' 6" Window with vertical blinds overlooking the rear and a one and half bowl sink unit with mixer tap fitted beneath. Fitted with a range of pinewood base and wall units with matching work surfaces over incorporating a ceramic hob and oven. Plumbing for appliances. Ceramic tiled walls to half height. Wired for centre light and power points. Plain plastered ceiling. Single panel radiator. Tiled floor. Location of the floor mounted gas fired central heating boiler which serves the domestic hot water and the radiators.



Staircase with carpet cover and window to the side leads to

**FIRST FLOOR
LANDING AREA**

Spacious landing area. Plain plastered ceiling. Access into the roof space. Wired for light and power points.

BEDROOM NO 1

13' 6" x 10' 6" Window overlooking the rear with single panel radiator fitted beneath. Wall-to-wall built-in wardrobes with centre mirror. Wired for centre light and power points. Carpet cover. **En-suite shower room** Fitted with a walk-in shower, vanity unit, wash-hand basin and WC. Extractor unit. Shaver light. Ceramic tiled walls.

BEDROOM NO 2

14' 6" x 10' 9" Window overlooking the front. Wired for centre light and power points. Single panel radiator. Carpet cover. Double built-in wardrobe and adjoining walk-in airing cupboard housing the copper cylinder tank with shelving.

BEDROOM NO 3

'L' shaped 11' 0 x 9' 0" maximum. Window overlooking the front with single panel radiator fitted beneath. Wired for light and power points. Currently used as a study with single bed. Fitted carpet.

FAMILY BATHROOM

Two obscure glazed windows with blinds overlooking the rear. Fitted with a luxury suite in white with patterned ceramic tiled walls comprising corner bath with shower fitted over and concertina screen, wash-hand basin, vanity units. Wall mounted towel radiator. Extractor unit.

6a FLANDERS MEADOW

Approached via double glazed French doors from the rear

LOUNGE/DINER

17' 0" x 12' 0" Window overlooking the side with single panel radiator fitted beneath. Artex ceiling. Wired for centre light and power points. Smoke detector. Fitted carpet.

KITCHENETTE

8' 0" x 6' 0" Window overlooking the rear with single drainer sink unit fitted beneath. Fitted with a range of base and wall units with matching work surfaces over and a ceramic tiled surround. Plumbing for appliances. Single panel radiator. Vinyl floor cover. Situation of the wall mounted gas fired boiler which serves the domestic hot water and the radiators (independent of the main residence)

- BEDROOM** 12' 0" x 11' 4" Double glazed sliding doors with blinds overlooking the front. Artex ceiling. Wired for centre light and power point. Radiator.
- SHOWER ROOM** Obscure glazed window overlooking the front. Fitted with a shower cubicle, wash-hand basin and WC. Wired for centre light. Extractor fan. Ceramic tiled walls.
- SIDE HALL** Situation of the airing cupboard housing the copper cylinder tank and shelving. Wired for centre light. Access into the roof space. Fire door giving access into the principle residence.
- EXTERNAL**
- To the front** Walled garden with conifer fence screen and wooden gate. Side gate leads to the rear garden.
- To the rear** Border fencing with centre gate and pathway
- To the rear** Sun terrace and timber decked area. South/Westerly elevation. Exterior light and water laid on. Access to the garage
- GARAGE** Single car garage with Up and Over door. Pitched roof. Power laid on



- SERVICES** Mains – Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulations. Council Tax band (rated separately) No 6 – Band F
No 6a – Band B
- 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 28th September 2009

PROCEEDS OF CRIME ACT 2002

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