

## **ANTHONY BROWN LTD**

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

### **REF NO: 474D**



**7 CLOS Y WIWER**

**LLANTWIT MAJOR CF61 2SG**

**TENURE:FREEHOLD**

**PRICE:£257,500**

**SITUATION & DESCRIPTION** This is a modern four bedroom detached house with garage and a conservatory to the rear situated in a cu-de-sac 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, Bridgend and Cardiff whilst the M4 motorway is approximately nine miles distant and Cardiff Wales Airport is about seven miles away. The property is of traditional cavity wall construction with elevations of reconstituted stone and brick under a pitched roof with interlocking tile cover. The windows throughout are UPVC double glazed and gas fired central heating has been installed.. This family home has been well maintained both internally and externally and offers good accommodation throughout. All carpets and floor coverings as laid are to remain and are included in the purchase price.

**ACCOMMODATION** Approached via a half glazed door into the reception hall.

**RECEPTION HALL** Coved and artex ceiling and wired for light. Power point. Doorbell. Panelled walls. Single panel radiator. Smoke alarm. Staircase leading off to first floor. Doors to:

**CLOAKROOM** UPVC Double glazed window overlooking the front. Fitted with a pedestal wash hand basin and low level w.c. with ceramic tiled surround. Single panel radiator.

## **LOUNGE**

16'0" x 10'3" UPVC double glazed leaded light bay window overlooking the front. Adam style fireplace with hearth incorporating a gas fire which is independent of the central heating system. Coved, artex ceiling and wired for centre lights. Dado rail. Wall lights. Power points.



## **DINING ROOM**

11'6" x 8'6" UPVC patio doors leading into the Conservatory. Coved, artex ceiling and wired for light. Power points. Telephone point. Carpet

## **CONSERVATORY**

12'0" x 11'0" Edwardian style UPVC double glazed conservatory. Blue LED lights in the sills. Wired for eight power points. Fitted blinds. Oak laminate flooring. Double opening doors leading onto rear decked area and garden.



## **KITCHEN/BREAKFAST ROOM**

13'0" x 12'6" maximum. UPVC double glazed window overlooking the rear with a single drainer sink unit with mixer tap fitted beneath. Fitted with a range of base and wall units with matching work surfaces over incorporating a four ring gas hob, double oven and grill. Ceramic tiled surround. Wired for light and power points. Plumbing for appliances. Radiator. Under-stairs cupboard. Vinyl flooring.

Kitchen/Breakfast room.



#### **UTILITY ROOM**

UPVC double glazed door overlooking the side and window overlooking the rear. Fitted with a range of base units with a ceramic tile surround. Single drainer sink unit. Double panel radiator. Wired for fluorescent light and power points. Vinyl flooring. Location of the gas fired central heating boiler which serves both the domestic hot water and radiators.

Dogleg Staircase leading to first floor:

#### **FIRST FLOOR LANDING AREA**

Wired for sunken ceiling lights and power points. Smoke alarm. Location of the airing cupboard which houses the copper cylinder tank. Fitted carpet. Access into the roof space.

#### **BEDROOM ONE**

14'0" x 13'2" L Shaped. UPVC double glazed window overlooking the rear with a single panel radiator situated beneath. Fitted wardrobes. Wired for light and power points. Telephone point. Door to:

#### **EN-SUITE**

Obscure glazed window to the rear. Fitted with a shower cubicle, wash-hand basin, vanity unit and w.c. Ceramic tiled walls. Sunken ceiling lights. Vinyl flooring.

#### **BEDROOM TWO**

12'4" x 9'8" UPVC double glazed window overlooking the front with a single panel radiator situated beneath. Wired for centre light. Power points. Fitted carpet.

#### **BEDROOM THREE**

9'10" x 8'10" UPVC double glazed window overlooking the rear with a single panel radiator situated beneath. Sunken ceiling lights. Power points. Carpet.

#### **BEDROOM FOUR**

8'0" x 7'10" UPVC double glazed window overlooking the front with a single panel radiator situated beneath. Sunken ceiling lights. Power points. Fitted carpet.

<b>FAMILY BATHROOM</b>	Obscure glazed window overlooking the side. Comprising of a panel bath, wash hand basin, vanity unit and w.c. Ceramic tiled walls. Sunken ceiling lights.
<b>EXTERNAL</b>	<b>To the front</b> – Driveway with parking for vehicles leading to garage. Open plan front garden laid to lawn. Shrubs. External lighting. Water laid on..
<b>GARAGE</b>	Single car garage with Up and Over door. Wired for light and power. Roof space for storage with light and boarding.
	<b>To the rear.</b> – Decked area with blue LED lighting. Garden laid to lawn. Screen hedging. Border fencing. Patio area. Side Gate. Lighting and water laid on.
<b>SERVICES</b>	Mains -Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulation.
<b>VIEWING</b>	At any reasonable time. Strictly by appointment with the Agent as above.
<b>LOCAL AUTHORITY</b>	Vale of Glamorgan Borough 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: 16 October 2009

PROCEED OF CRIME ACT 2002

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