

ANTHONY BROWN LTD

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REF NO 596D



7 GROESWEN

LLANTWIT MAJOR CF61 2UA

TENURE:FREEHOLD

PRICE : £265,000

SITUATION & DESCRIPTION This is a modern four bedroom detached residence with integral garage and PVC conservatory to the rear situated in a residential area and 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 cavity wall construction with elevations of reconstituted stone under a pitched roof with an interlocking tile cover. Gas fired central heating has been installed and the windows throughout are double glazed. Four bedrooms two with en-suite facilities, family bathroom, lounge, dining room, conservatory, kitchen, utility room, cloakroom and garage. All carpets and floor coverings as laid are to remain and are included in the purchase price. Established gardens to front and rear. No onward chain.

ACCOMMODATION Approached via UPVC grained door leading to reception hall

RECEPTION HALL Traditional hallway with fitted carpet to hall, stairs and landing. Under-stairs storage cupboard. Coved and artex ceiling. Wired for centre light and wall lights and power points. Telephone point. Double panel radiator. Smoke detector. Central heating thermostat.

LOUNGE 16' 0" x 11' 6" into bay window which overlooks the front and a double panel radiator situated beneath. Coved and artex ceiling and wired for centre light and power points. Telephone point. Further double panel radiator to one wall. Adam style surround fireplace with conglomerate marble hearth which incorporates a gas fire with living flame. Archway leads to Dining room.

DINING ROOM 10' 2" x 9' 6" Wired for centre light and power points. Single panel radiator. Fitted carpet. Double glazed patio doors leading off to the Conservatory.

CONSERVATORY

10' 8" x 10' 6" UPVC conservatory with access leading onto the rear garden. Wired for power points and wall lights. Double panel radiator. Vertical blinds. Laminate flooring.

KITCHEN

11' 6" x 10' 0" Window overlooking the rear with a one and a half bowl 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. Neff gas hob and oven. Plumbing for appliances. Wired for centre light and a range of power points. Telephone point and extension. Single panel radiator. Vinyl tiled floor. Leading to:



UTILITY ROOM

Plumbed for appliances. Single drainer sink unit with ceramic tiled surround. Wired for centre light. Single panel radiator. Vinyl tiled flooring. Half glazed door to the rear.

CLOAKROOM

Obscure glass window to the side. Fitted with a low level WC and wash hand basin. Single panel radiator. Ceramic tiled surround. Carpet.

FIRST FLOOR LANDING AREA

Access into the roof space. Wired for centre light and power points. Smoke detector. Fitted carpet. Single panel radiator. Situation of the airing cupboard with copper cylinder tank and immersion.

MASTER BEDROOM and En-Suite

13' 6" x 11' 0" Window overlooking the front and single panel radiator beneath. Wall to wall mirror wardrobes with hanging space. Wired for light and power points. Telephone extension point. Fitted carpet. Off this room is the **EN-SUITE** with window to the front. Fitted with a modern suite in white comprising of a panel bath with shower over, wash-hand basin and WC. Ceramic tiled walls. Double panel radiator. Extractor fan. Wired for light and shaver point.

BEDROOM TWO and En-suite

13' 7" x 9' 2" Window overlooking the front with a double panel radiator fitted beneath. Wired for centre light and power points. Fitted carpet. **EN-SUITE** with obscure glass window overlooking the side. Comprising of a shower cubicle with screen, wash-hand basin and low level WC. Ceramic tiled surround. Single panel radiator. Wired for light and shaver point. Carpet.

BEDROOM THREE

11' 0" x 9' 0" Window overlooking the rear with a single panel radiator fitted beneath. Vertical blinds. Wired for centre light and power points. Fitted carpet.

BEDROOM FOUR

9' 4" x 9' 0" L shaped. Window overlooking the rear with a single panel radiator beneath. Wired for centre light and power points. Fitted carpet.

FAMILY BATHROOM

Fitted with a modern bathroom suite comprising panel bath with shower and screen over, wash hand basin and WC. Ceramic tiled walls to half height. Double panel radiator. Shaver point. Vinyl flooring.

EXTERNAL

To the front Driveway gives access to the garage. Garden principally laid to lawn with side entrance gate and screen fencing.

GARAGE

Single car garage with an Up and Over door. Power laid on.

To the rear. – Paved patio and gravel area. Garden shed. Laid to lawn with flower borders. Outside lighting. Water tap. Screen fencing.



SERVICES

Mains -Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulation.

VIEWING

At any reasonable time. Strictly by appointment with the Agent as above.

LOCAL AUTHORITY

Vale of Glamorgan Borough Council, Civic Offices, Holton Road, Barry.

COUNCIL TAX BAND

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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: 23rd June 2011

PROCEED OF CRIME ACT 2002

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