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REF NO 588D



AEL Y BRYN COTTAGE, BAKERS LANE

LLANTWIT MAJOR CF61 1SL

TENURE : FREEHOLD

PRICE : £ 255,000

SITUATION & DESCRIPTION Circa 1800 stone built semi-detached cottage which has been extended, totally refurbished and renovated throughout and is situated in a sought after area in the west end of 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 stonework and render under a pitched roof with interlocking conglomerate slate cover. The cottage has the benefit of gas fired central heating by means of a combination boiler, purpose made hardwood case sash double glazed windows. The internal doors are all in hardwood with glazed insets giving a maximum light and oak flooring laid in principle rooms. Walled garden to the front and a terrace garden to the rear with access gate to the west end

ACCOMMODATION Approach via a hardwood door with glazed inset into a porchway.

PORCHWAY Window to the side. Wired for centre light. Plain plastered ceiling. Oak flooring. Door leads to the living room

LIVING ROOM 18' 6" x 13' 4" Double windows with bench seating overlooking the front. Pointed stone beamed Inglenook fireplace with multi-fuel burner and stone to one wall. Niches and original staircase has been exposed. Plain plastered ceiling. Double panel radiators with individual thermostats. Sunken ceiling lights and a range of power points. TV point. Telephone point. Wood block flooring. Staircase to the side leading to the first floor.



DINING ROOM/SITTING ROOM with garden outlook

18' 6" x 9' 8" maximum. Window to the side and velux windows into the roof space. Double panel radiator. Wired for sunken ceiling lights, wall lights and a range of power points. Beamed ceilings. Oak flooring. Hardwood French doors lead out onto the rear garden.



**KITCHEN/
BREAKFAST ROOM**

19' 6" x 12' 3" maximum open plan. Window overlooking the rear and Belfast sink with drainer unit fitted beneath. Fitted with a range of wood base and wall units with matching work surfaces over and a ceramic tiled surround incorporating a fridge/freezer, four ring hob, oven with extractor hood over and washing machine. Plain plastered ceiling. Wired for centre lighting and a range of power points. Ceramic tiled floor.

**FIRST FLOOR
LANDING AREA**

Polished wooden staircase leads to
Oak flooring. Doors off to all rooms.

MASTER BEDROOM

'L' shaped 15' 3" x 11' 10" maximum. Window overlooking the front with double panel radiator fitted beneath. Wired for centre light and power points. Plain plastered ceiling. Oak flooring

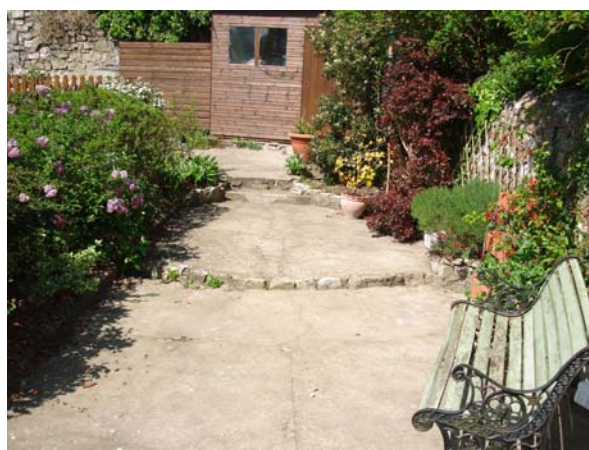
EN-SUITE BATHROOM Two obscure glazed windows overlooking the rear. Fitted with a modern suite in white comprising panel bath with shower over, wash-hand basin and WC. Medicine cabinet. Panel radiator. Extractor fan. Situation of the airing cupboard which houses the Ferroli gas fired combination boiler which serves the domestic hot water and the radiators.

BEDROOM NO 2 10' 8" x 7' 8" 'L' shaped. Box window overlooking the front. Plain plastered ceiling. Wood flooring. Access into the roof space. Wired for light and power points. Telephone point.

SHOWER ROOM Obscure glazed window overlooking the side. Fitted with a suite in white comprising shower cubicle, wash-hand basin and WC. Heated towel rail.

EXTERNAL **To the front** Walled garden with centre wooden gateway. Chippings area and shrubs.

To the rear 'L' shaped. Flower garden with centre tiered pathway and patio area, Bounded by stone walling. Access to the side via a garden gate and fencing. Two timber garden stores



SERVICES Mains – Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulations.

VIEWING By appointment at any reasonable time with the Agent as above.

LOCAL AUTHORITY Vale of Glamorgan Council, Civic Offices, Holton Road, Barry

COUNCIL TAX BAND F

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 9th May 2011

PROCEEDS OF CRIME ACT 2002

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