

ANTHONY BROWN LTD

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REF NO: 519D



BAY TREE HOUSE

SEAVIEW PLACE

LLANTWIT MAJOR CF61 1TF

TENURE:FREEHOLD

PRICE:£375,000

SITUATION & DESCRIPTION This is an individually designed and built detached family residence first occupied in January 1998. The property enjoys spacious accommodation with four double bedrooms, large reception room and double garage. Designed and built by the current owners and situated 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 ten miles distant and Cardiff Wales Airport is about four miles away. Elevations are of smooth render with a conglomerate slate roof. Wooden casement windows which are double glazed and gas fired central heating. American Ash wood prominent throughout the property. Kitchen and Breakfast room arranged in re-claimed Pinewood units.

ACCOMMODATION Approached via a hardwood door with double glazed inset into the spacious reception hall.

RECEPTION HALL Long hallway. Plain plastered ceiling and cornice work. Dado rail. Panelled radiator to one wall. Range of power points. Wall lights. Cloaks cupboard. American Ash wood flooring throughout ground floor. Doors off:

LIVING ROOM 20'6" x 18'0" Twin windows overlooking the rear. French doors to the side. Coved, plain plastered ceiling and wired for centre light. Feature fireplace with

hardwood Adam style surround incorporating a multi fuel burner on a brick hearth. Wall lights. Range of power points. TV socket. Telephone point.



DINING ROOM.

17'0" x 9'0" Window overlooking the front. Coved, plain plastered ceiling and wired for centre light. Provision for telephone. Panelled radiator to one wall.



CLOAKROOM

Obscure glazed window overlooking the side. Coved, plain plastered ceiling and wired for centre light. Panelled radiator. Wash hand basin and w.c.

KITCHEN

13'6" x 11'6" Window overlooking the front and a one and a half bowl sink unit situated beneath. Fitted with a range of purpose built re-claimed Pinewood wall units with under unit lighting and base units with matching work surfaces over and a ceramic tiled surround. Plain plastered ceiling and wired for centre light. Power points. Plumbing for appliances. Included in the kitchen is a gas Range Master cooker with ceramic hobs and double oven/grill, extractor over. Tiled flooring. French doors leading to rear garden . Door giving access into integral garage.

kitchen.



BREAKFAST AREA 13'8" x 11'6" Coved, Plain plastered ceiling and wired for light. Double panel radiator to the one wall. Access from this room into the double integral garage.

Polish wood staircase with carpet cover leading to first floor:

FIRST FLOOR

LANDING AREA

Spacious landing with window overlooking the front. Plain plastered ceiling. Twin lighting. Smoke detector. Deep walk in airing cupboard with radiator.

MASTER BEDROOM WITH EN SUITE

20'5" x 17'6" Windows to the side and rear. Coved, light. Plain plastered ceiling and wired for light. Power points. En-suite off – comprising of shower cubicle, vanity unit with wash hand basin and w.c. Double glazed window overlooking the side. Vent-a-fixture fan. Shaver point with light. Panelled radiator.

INNER LANDING BEDROOM TWO

20'6" x 19'0" maximum. Bedroom has dormer projection - windows front and rear with rural outlook and window seats and cupboards underneath. Plain plastered ceiling with sunken ceiling lights. Power points. Carpet cover.

BEDROOM THREE

12'0" x 10'9" Window overlooking the front. Centre light. Power points. Radiator. Carpet cover.

BEDROOM FOUR

17'0" x 9'0" Window overlooking the front with a panelled radiator situated beneath. Coved, plain plastered ceiling and wired for light. Power points. Carpet cover.

BATHROOM

13'0" x 9'4" Spacious room with suite in white. Comprising of a panel bath, wash hand basin and w.c. Obscure glazed window overlooking the rear. Coved, plain plastered ceiling. Wood panelling. Individual shower cubicle off mains.

EXTERNAL

To the front – Approached to the front from Seaview Place with a generous tarmacadam driveway with turning/parking area. Stone walling.

DOUBLE GARAGE

19'6" x 19'0" Double integral garage. Twin opening doors. Wired for lighting. Access door to the rear. Window overlooking the rear. Power and water laid on. Works surfaces. Location of the floor mounted gas fired boiler which serves both the domestic hot water and central heating system.

To the rear. –West facing. Patio. Lawn. Mature shrubs. Stone walling



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.

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: 01 May 2010

PROCEED OF CRIME ACT 2002

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