

ANTHONY BROWN LTD

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REF NO 511D

CLARE COTTAGE

WEST STREET, LLANTWIT MAJOR CF61 1SP, VALE OF GLAMORGAN



PRICE : £220,000

TENURE : FREEHOLD

SITUATION & DESCRIPTION Circa 1800 - A two bedroom stone built terraced cottage situated in a quiet residential area at the western end of the historic town of Llantwit Major within easy walking distance of all amenities 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 stone under a pitched roof with composite slate cover. UPVC double glazed windows and gas fired central heating. Courtyard to the front and long garden to the rear with stone outbuilding and leisure area.

ACCOMMODATION

Approach to the front via a wrought iron gate and courtyard to porch. Cloaks rack. Twelve panel glazed door leads to the living room

LIVING ROOM

19' 6" x 11' 6" Window overlooking the front with double panel radiator fitted beneath. Stone fireplace incorporating a multi-fuel burner set in a dog grate and niches to each side. Exposed beam ceiling. Wired for centre light and power points. TV point. Wood laminated flooring. Panel glazed door leads to the kitchen and dining area.



KITCHEN/ DINING AREA

23' 6" x 11' 0" overall measurement. **Kitchen area** Fitted with a range of base and wall units with wood work surfaces over incorporating a single drainer sink unit, four ring gas hob and electric oven with extractor hood over, dishwasher and fridge/freezer. Plumbing for appliances. Range of power points. Plain plastered ceiling with sunken lights. Slate flooring. **Dining area** UPVC double glazed door leading out the rear and windows to the side. Double glazed glass ceiling providing natural daylight. Single panel radiator. Laminated floor.

Open tread pinewood staircase leads to

FIRST FLOOR LANDING AREA

UPVC double glazed window overlooking the side. Built-in cupboards. Wired for ceiling light. Pinewood doors lead off to all rooms.

BEDROOM NO 1

12' 3" x 10' 3" excluding the door well. UPVC double glazed window and sill overlooking the front with double panel radiator fitted beneath. Wired for light and power points. VHF point. Exposed beam ceiling. The eastern side wall in dressed stone

BEDROOM NO 2

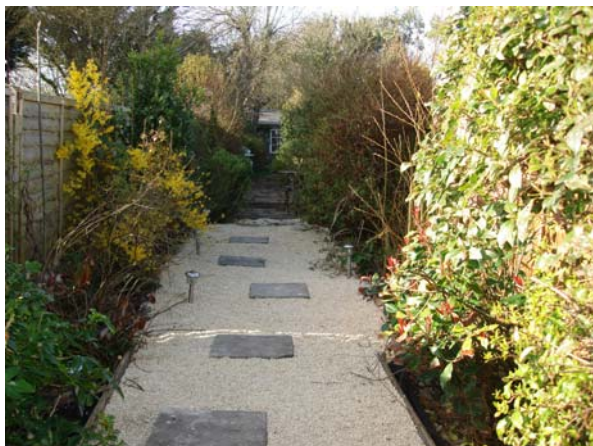
15' 3" x 8' 6" UPVC double glazed window overlooking the rear. Vanity unit with wash-hand basin. Three wardrobe cupboards. Single panel radiator. Plain plastered ceiling. Wired for centre light and power points. Carpet cover.

BATHROOM

Velux window to the ceiling. Fitted with a suite in white comprising panel bath with shower over, wash-hand basin and WC. Heated towel rail. Ceramic tiled walls. Tiled flooring.

EXTERNAL

To the front Central gate to small court yard area



To the rear Extended long garden stepped up and long pathway leads to a former pigs cot which is stone built with a slate roof measuring approx 10' x 6'6". Power and lighting laid on. Paved area. Panel fencing to both sides. Further garden beyond with Pagoda and decking. Garden stores.



SERVICES

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

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 9th April 2010

PROCEEDS OF CRIME ACT 2002

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