

**Anthony Brown Limited, Gwent House, East Street, Llantwit Major, CF61 1YA.  
Telephone no. 01446 792723**

**REF NO 525D**

## **DUNRAVEN COTTAGE, LLANMAES**

**NR LLANTWIT MAJOR CF61 2XR, VALE OF GLAMORGAN**



**PRICE : £395,000**

**TENURE : FREEHOLD**

**SITUATION & DESCRIPTION** Circa 1800 - A detached cottage situated in the village of Llanmaes which in recent years voted the best kept village in the Vale of Glamorgan. Spacious accommodation – two large reception rooms, conservatory and fitted kitchen. Stonework prominent and throughout. A long cottage with garden to front and rear, double garage and stone outbuilding. Close to the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available and is approximately four miles from the market town of Cowbridge. Rail link in Llantwit Major 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. Elevations are of roughcast and smooth render under a pitched roof with a slate cover. Gas fired central heating has been installed and the windows are double glazed. The property is well presented throughout with original features and good gardens to the front and rear.

**ACCOMMODATION**

Approach via a hardwood door and obscure glazed side panel to a spacious reception hall.

## RECEPTION HALL

Wired for centre light and power point. Exposed beam ceiling. Double panel radiator with individual thermostat. Telephone point. Carpet cover.

## CLOAKROOM

Obscure glazed window overlooking the side. Ceramic tiled floor. Fitted with a wash-hand basin and WC. Cloak rack.

## LIVING ROOM

22' 6" x 13' 7" Windows overlooking the side. Stone fireplace and hearth to ceiling height incorporating a multi-fuel burner. Exposed beam ceilings. Double panel radiators. Wired for centre light, spotlights and power points. Carpet cover. Further stone fireplace (unused) with in-set lighting.



## KITCHEN/ BREAKFAST ROOM

13' 6" x 6' 11" Window overlooking the rear garden Fitted with a range of base and wall units in light wood with matching work surfaces over incorporating a Armitage Shanks one and half bowl single drainer sink unit with mixer tap, four ring gas hob and oven. Plumbing for appliances. Ceramic tiled surround. Panel radiator. Exposed beam ceiling. Wired for spot lights and power points Quarry tiled floor. Situation on the wall mounted gas fired boiler which serves the domestic hot water and the radiators. Plain plastered ceiling. Telephone point. Redundant stone fireplace.

## REAR PORCH/ UTILITY AREA

Cloaks rack. Plain plastered ceiling. Power laid on. Full height storage cupboard. Stable door rear exit.

## DINING ROOM with CONSERVATORY

12' 6" x 8' 6" Wood maple strip flooring throughout. Exposed beam ceiling to the dining room. Tuck pointed stonework walls. Inset cupboard. Double panel radiator. Wired for centre light and power points.

**Hexagonal conservatory** 12' 6" x 10' 0" UPVC double glazed with French doors lead out onto the garden. Wired for centre light/fan. Double panel radiators.

From the living room door leads to spiral stone staircase with carpet cover and wall niches leads to first floor.

#### **BEDROOM NO 1**

'L' shaped 14' 0" x 10' 4" maximum. Window overlooking the side. Wired for centre light and power points. Radiator. Carpet cover. Shower cubicle and wash-hand basin. Location of the airing cupboard housing the copper cylinder tank and central heating programmer. Telephone point.

#### **BEDROOM NO 2**

10' 6" x 10' 0" Window overlooking the side. Wall to wall built-in wardrobes with central mirrors. Vanity wash-hand basin. Double panel radiator. Wired for centre light and power points. Carpet cover

#### **BEDROOM NO 3**

14' 0" x 9' 4" Window overlooking the front with views over pastureland. Access into the roof space. Panel radiator. Wired for light and power points. Heated towel rail. Shower cubicle. Carpet cover.

#### **FAMILY BATHROOM**

Obscure glazed UPVC window overlooking the side. Fitted with a suite in white comprising panel bath, wash-hand basin and WC with a ceramic tiled surround. Radiator. Carpet cover.



#### **EXTERNAL**

Long narrow garden with rural outlook to both front and rear. Water laid on.

**To the rear** Principally laid to lawn with borders. Boundary walling. Access to outbuilding a stone built former piggery which is currently used as a workshop. Wood opening doors.

**To the side** Stone boundary wall

**To the front** Coach light. Riven step paving stones. Good size patio area. Bounded by stone walling. Mature shrubs and flowers.

Parking space and driveway leads to the double garage

#### **DOUBLE GARAGE**

Approach via twin double opening doors

**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 26<sup>th</sup> May 2010

**PROCEEDS OF CRIME ACT 2002**

Anthony Brown Ltd is obliged to report any knowledge or suspicion of money laundering to NCIS – National Criminal Intelligence Service – and should such a report prove necessary are precluded from conducting any further professional work without consent from NCIS.