

ANTHONY BROWN LTD

Gwent House, East Street, Llantwit Major CF61 1XY, Vale of Glamorgan Tel 01446 792723

REF NO: 468D



HEDDFA

THE DRANGWAY

LLANTWIT MAJOR CF61 1HP

TENURE:FREEHOLD

PRICE:£380,000

SITUATION & DESCRIPTION This is an individual designed and built family residence set in a good size garden, double garage and Summer house first occupied in 1975 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 traditional cavity wall construction with elevations of Spa dash under an interlocking tiled roof. The dwelling has the benefit of UPVC double glazing and gas fired central heating. Certain rainwater goods and fascias are in UPVC. Vehicle access to the property is via a driveway off High Meadow – with further pedestrian access off Colhugh Street.

ACCOMMODATION

Approached from the side via a UPVC Porch Way with glazed door and side panels. Tiled floor. Generous cloaks cupboard which houses the service meters. Wired for centre lighting. Glazed door and side panel leading into:

RECEPTION HALL

“L” shaped traditional reception hall with polished wood staircase leading to the first floor. Cloaks cupboard under stairs. Two built in cloaks – one accommodating the H/C water cylinder and immersion heater. Coved, artex ceiling and wired for centre lighting. Power points. Telephone point. Double panel radiator. Carpet cover.

LOUNGE

19'8" x 14'9" into a UPVC double glazed Bay window with polished cill and panelled radiator beneath. Combed artex ceiling and wired for centre lighting. Tiled fireplace incorporating a gas fire which is independent of the central heating system. Power points. TV point. Further double panel radiator to one wall. Carpet cover.



DINING ROOM

15'0" x 10'9" with window to the side and rear. Combed artex ceiling and wired for centre lighting. Power points. Radiators. Serving hatch into kitchen. Carpet cover.



KITCHEN/ BREAKFAST ROOM

15'0" x 11'6" 'L' Shaped. Combed artex ceiling and wired for fluorescent lighting. Terrazzo tiled flooring. Window to the rear with a single bowl sink unit fitted beneath. Range of base and wall units with matching work surfaces over. Located in this room is the free standing gas fired boiler which serves both the domestic and central heating system. Plumbing for appliances. **Breakfast area** – Double panel Radiator.



REAR HALLWAY	with Utility and Cloakroom off. Glazed door to the rear.
UTILITY ROOM	Lighting and shelving.
CLOAKROOM	Tiled walls and flooring.
GROUND FLOOR	
BEDROOM ONE	12'6" x 11'10" Window overlooking the front with a double panelled radiator beneath. Coved and wired for centre light. Power points. Two double built in wardrobes with overhead cupboards. Carpet cover.
BEDROOM TWO	12'6" x 10'0" Window overlooking the side with a double panelled radiator situated beneath. Coved artex ceiling and wired for centre light. Power points. Double built in wardrobe.
BATHROOM/SHOWER ROOM	8'9" x 8'2" Obscure glazed window overlooking the side. Suite comprising of a panel bath, wash hand basin and vanity unit, separate cubicle shower. Heated towel rail. Tiled walls. Vinyl flooring.
SEPARATE W.C.	Tiled walls. w.c. Staircase to first floor with carpet cover.
FIRST FLOOR	
LANDING AREA.	Spacious landing area. Window overlooking the front. Rooms off. Access from landing into roof space.
CLOAKROOM	Wash hand basin and w.c. Ceramic tiled. Expel air.
BEDROOM THREE	20'6" x 12'0" .Windows to the front, rear and side. Artex ceiling and wired for light. Double panel radiator. Power points. Carpet cover. Access from this room into roof space via wardrobe doors. T & G flooring.
BEDROOM FOUR	16'3"x 12'0" Window to the front. Outlook from this room overlooks the headland and channel. Access into roof space providing wardrobe and storage space. Wired for centre lighting. Power points. Double panel radiator. Carpet cover.
EXTERNAL	
SUMMER HOUSE/ CONSERVATORY ADJOINING	Summer House Originally a purpose built garage with adjoining UPVC

Conservatory with entry from the side which is used as a Games room. 15'6" x 8'9" with a vinyl floor covering. Artex ceiling and wired for centre light. UPVC double glazed window to the front .Power points. Utility & cloakroom behind separate w.c. and wash hand basin. Half glazed door leading to UPVC Conservatory 19'6" x 8'4" with sliding patio doors . Power points. Lighting. Ceramic tiled flooring.



Access from High Meadow into a Private tarmacadam driveway via wrought iron gate leading to a detached double garage.

DOUBLE GARAGE

15'7" x 15'3" Detached double garage and twin doors under a pitched roof with circular window.



Adjacent to the garage is a footpath giving pedestrian access to the Beach Road.

Front garden – Mature garden with an abundance of shrubs and paved area.

Side and rear garden. Walled. Rear garden has pear and apple trees. Lawned area. Water laid on. Greenhouse with pathway beyond. To the side – sun patio and shrubs, apple tree and red crab apple tree.



SERVICES

Mains -Water, Electricity 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: 18 September 2009

PROCEED OF CRIME ACT 2002

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