

ANTHONY BROWN LTD

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

REF NO 475D



‘LYNTON’, 91 LLANMAES ROAD

LLANTWIT MAJOR, CF61 2XE

TENURE: FREEHOLD

PRICE : £320,000

SITUATION & DESCRIPTION This is an established bungalow built around 1953 with dormer projection and a double garage in mature gardens situated close to the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available. Rail and Bus services run to Bridgend, Barry and Cardiff whilst the M4 motorway is approximately ten miles distant and Cardiff (Wales) Airport is about seven miles away. The elevations are of rough cast under a pitched roof with interlocking tile cover. The rainwater goods and fascias are of UPVC together with the double garage and workshop (formerly a single garage) which have a pitched roof. The property benefits from gas fired central heating and UPVC double glazing. Well maintained throughout. The Kitchen/Diner and Bathroom have been recently re-fitted.

ACCOMMODATION

Approached via double opening gates into the driveway to a UPVC double glazed leaded light door to:

RECEPTION HALL

Spacious reception hall. Plain plastered ceiling and wired for centre light. Built in cupboards. Cupboard housing the domestic hot water tank. Single panel radiator with individual thermostat encased in wood frame. Laminate flooring.

LOUNGE

14' 0" x 12' 0" UPVC double glazed window overlooking the front with vertical blind. Plain plastered ceiling. Wired for wall lights and a range of power points. Satellite point. Aerial socket. Floor covering. Fireplace with multi fuel burner and hearth. Glazed panel door to dining room. Door to study.



STUDY

12' 0" x 6' 6" max. UPVC window overlooking the front with leaded lights, opening transom and blinds. Single radiator with individual thermostat. Artex ceiling and wired for centre light. Range of power points. Laminate flooring.

INNER HALLWAY

Artex ceiling and wired for centre light. Smoke detector. Cupboard housing the Baxi free standing gas fired boiler which serves the domestic hot water and central heating system. Storage cupboard.

GROUND FLOOR BATHROOM & SHOWER ROOM

10' 0" x 9' 0" UPVC obscure double glazed window with opening transom overlooking the rear. Wired for centre light and ceiling spotlights. Double panel radiator and chrome towel radiator. Ceramic tiled walls to half height. Fitted with a modern suite in white comprising panel bath, wash hand basin and w.c. Separate shower cubicle. Ceramic tiled wall and flooring.

KITCHEN/ DINING ROOM

18' 6" x 12' 6" **To the kitchen area** –Recently re-fitted with a range of base and wall units with matching work surfaces over and a ceramic tiled surround. Incorporated in the units is a split level oven and ceramic hob with a stainless steel extractor hood over and a one and a half bowl sink with centre tap. Plumbing for appliances. Coved and artex ceiling with double spot lighting. Obscure glazed door leads to the rear garden. **To the Dining area** – Double glazed French doors to rear garden. Coved and artex ceiling. Wired for centre

light and power points. Single panel radiator in wooden casing with display shelving on top. TV aerial point. Laminated flooring.

Dining area



Kitchen.



GROUND FLOOR BEDROOM WITH EN SUITE

14' 0" x 11' 9" Window overlooking the front with opening transoms and a single panel radiator beneath. Combed artex ceiling with spotlights. Wired for wall lights and a range of power points. Wall to wall wardrobes. Laminate flooring. Off this room is an **en-suite** 8'10" x 6" Obscure glazed window overlooking the side with Venetian blinds. Comprising of panel bath, wash hand basin, bidet and w.c. Tiled walls. Mirrored bathroom cabinet over wash-hand basin. Single panel radiator. Tiled floor.



FAMILY ROOM (currently used as Sitting Room/Playroom)

15' 4" x 11' 6" French doors leading to rear garden. Combed artex ceiling. Wired for three wall lights and a range of power points. Single panel radiator with individual thermostat. Floor covering. VHF points. Location of the programmer for the central heating system. Staircase to the first floor.

Dogleg staircase leads to first floor.

LANDING AREA

Floor covering. Cupboard which has access into header tanks. Access into roof space.

BEDROOM TWO

14'0" x 11'2" With two windows overlooking the front with single panel radiator beneath. Artex ceiling and wired for track lighting. Power points. TV point. Floor covering. **Dressing Area off** with wash hand basin and w.c.

**BEDROOM THREE
NURSERY ROOM**

15' 0" x 6' 6" max. Velux windows in roof. Storage to front and rear. Cupboard. Single panel radiator. Power points. Laminate flooring.

BEDROOM FOUR

10' 0" x 8' 9" Double glazed window overlooking the rear garden. Wired for centre light and power points. Single panel radiator with individual thermostat. Laminated flooring.

EXTERNAL

To the front – The property is approached by a driveway which has a turning area leading to the double garage. Outside lighting. Security lighting to the garage. Garden to the front is well established with lawn, mature shrubs and borders. Paved area leads to rear garden.

DOUBLE GARAGE

Double garage with pitched and tiled roof with an Up and Over door and insulated. Power laid on. Fluorescent lighting. Generous storage space within the roof area. Water laid on to the rear.

To the rear - Workshop/Tool store 16'0" x 9'6" with pitched roof. Formerly a garage. Door and window to the side. Power laid on.

To the rear of the workshop incorporated in the same building is a Tool store with centre lighting.

External Utility room. Ceramic tiled flooring. Plumbing for appliances. Centre lighting and power laid on.

Private established rear garden with patio area, Lawn area, decked area, mature shrubs and borders. Boundary walling. Water laid on.



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 on 20th October 2009

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.

