

ANTHONY BROWN LTD

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

REF NO: 544D



MILLBROOK, 2 MILL LAY LANE,

LLANTWIT MAJOR CF61 1QE

TENURE : FREEHOLD

PRICE : £375,000

SITUATION & DESCRIPTION An individual detached residence first occupied in the late 70's situated on a large plot and within walking distance of the shops, beach and heritage coast. Located to the southern part of 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 has smooth cement rendered elevations with some stonework to the front under a pitched roof with concrete tile cover which has dormer projections on both the front and rear elevations. The dormer projections have been tile hung. All carpets and floor coverings as laid are to remain and are included in the purchase price. The property has the benefit of gas fired central heating together with UPVC double glazing and UPVC rainwater goods and soffits. Security alarm system. Cavity wall insulation. Three ground floor reception rooms, kitchen/breakfast room, Utility room, First floor – three double bedrooms, dressing room-en-suite/shower and family bathroom. Tandem two car garage. Well maintained large garden.

ACCOMMODATION

17'0" x 5'0" Approached via a purpose built outer porch of facing brick, UPVC window with opening transoms and a "Pilkington Activ" glass roof. Situation of the gas and electric meters. Power points. Ceiling light. Ceramic flooring. Hardwood door leading into:

RECEPTION HALL

Spacious L shaped hallway with staircase off to first floor. Obscure glazed window to the front. Coved ceiling and wired for light and power points. Double

panel radiator with cover over. Cloaks cupboard with rail and shelving. Central heating control panel. Telephone point. Alarm system control panel box. Carpet to the hall, stairs and landing.

CLOAKROOM

UPVC obscure glass window overlooking the front. Comprising of a low level w.c., wash hand basin/vanity unit. Roller blind. Wired for light.

LOUNGE

22'6" x 12'0" UPVC double glazed window overlooking the front with a double panel radiator with cover over situated beneath. Double glazed Patio door with glazed side panel incorporating a single tilt and turn central sliding door opening onto the rear garden. Coved ceiling and wired for centre light, wall lights and power points. TV socket. Telephone point. Fireplace with mantel and surround in wood and conglomerate marble inset and hearth incorporating a coal effect fire. Double panel radiator with cover over to one wall.



DINING ROOM

12'8" x 9'8" Double glazed tilt and turn sliding door overlooking the patio and rear garden. Coved ceiling and wired for centre light, wall lights and two power points. TV socket. Double panel radiator with cover over. Corner niche incorporating an enclosed cabinet.

STUDY

11'3" x 8'6" window overlooking the front. Coved ceiling and wired for centre light and power points. Telephone point. Single panel radiator.



KITCHEN/BREAKFAST ROOM

13'0" x 10'0" Window overlooking the rear. Fitted with a range of base and wall units with work surfaces over and incorporating a one and a half drainer sink unit with mixer tap. Wired for fluorescent light and seven power points. Gas point. Double panel radiator. Ceramic tiled walls. Fifteen paned glazed door leading into Utility room. TV point. Telephone point.



UTILITY ROOM

12'6" x 8'0" UPVC window overlooking the rear. One and a half drainer unit. Plumbed for appliances. Wired for fluorescent light. Power points. Situation of the gas fired boiler serving the domestic hot water and central heating system. Door to garage UPVC half glazed stable door leading to patio and rear garden.



FIRST FLOOR LANDING AREA

Wired for two ceiling lights. Smoke detector. Doors off to first floor rooms. Solatube.

BEDROOM ONE WITH EN-SUITE & DRESSING ROOM OFF

14'6" x 12'0" maximum. Window to the front with a double panel radiator situated beneath. Wired for ceiling light and power points. Telephone point. Door off into **En-Suite Shower room** –Obscure double glazed window to the rear. Fitted with a low level w.c. and wash hand basin together with shower cubicle and electric Triton shower fitted. Built in cupboard with light over vanity

unit. TV point. Eaves storage. Carpet cover. Door off into **Dressing room** – Obscure double glazed window. carpet cover.

BEDROOM TWO

19'9" x 11'3" maximum. UPVC windows to both the front and rear. Two single panelled radiators. Wired for light and three power points. Situation of the airing cupboard with copper cylinder tank and shelving, pressurised pump. Eaves storage.

BEDROOM THREE

10'6" x 9'0" Window to the front. Wired for light and two power points. Built in wardrobe with hanging rail. Single panel radiator.

FAMILY BATHROOM

Obscure UPVC window to the rear. Refitted bathroom comprising of a bath with hand rail and concertina screen and power shower fitted over, wash hand basin/vanity unit, low level w.c. and bidet. Walls par ceramic tiled. Wired for light and shaver socket. Heated Ladder towel rail. Two double wall mounted storage units with mirror doors. Vinyl flooring.

EXTERNAL

To the front – Tarmacadam driveway and parking area. Brick and stone bounded walls. Laid to lawn with flower borders and shrubs with screen wall and wrought iron gate leading to the side garden. Side garden laid to lawn with laurel hedge to the front and cypress hedge to the rear. Vegetable plot. Garden store. Mature trees and flower borders.



TANDEM GARAGE

27'0" x 8'5" Tandem garage for two vehicles with an electric up and over door. Wired for two ceiling lights and two power points. Window to the side. Door off to the Utility room. Situation of the gas meter. Solatube. Telephone point.

To the rear. – Good size. Paved patio area. Elevated garden laid to lawn with mature shrubs and trees. Border fencing and lighting.



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: 21 July 2010

PROCEED OF CRIME ACT 2002

Anthony Brown Limited 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.