

**ANTHONY BROWN LTD, Gwent House, East Street, Llantwit Major, Cf61 1XY.
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REF NO 589D



NEWPORT HOUSE, THE STRAND

LLANTWIT MAJOR CF61 1RB

TENURE : FREEHOLD

PRICE : £ 220,000

SITUATION & DESCRIPTION A substantial three storey property with a four/five bedroom flat above and two successful ground floor business ventures. Central access to the private living accommodation which has gas fired central heating and UPVC double glazing. Located in the centre of the historic town of Llantwit Major 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 smooth render and stonework under a pitched roof with interlocking slate tile cover.

GROUND FLOOR - Retail premises. Individual Rateable Values
Central access via UPVC door to living accommodation.

LIVING ACCOMMODATION Approach via a UPVC door and obscure glazed side panel to the central hallway

CENTRAL HALLWAY Situation of the service meters Wired for centre light. Dogleg staircase with fitted carpet and cottage style window overlooking the rear leads to the first floor.

FIRST FLOOR LANDING AREA Spacious landing area. Wired for centre light and power. Panelled radiator. Velux lighting in the roof space.

LIVING ROOM 19' 9" x 16' 0" UPVC picture window with vertical blinds overlooking the front. High ceilings. Wired for track lighting and power points. Telephone point. Victorian fireplace with tiled hearth incorporating a log/coal effect gas fire. Two double panel radiators to one wall. Carpet cover.

Living room.



Kitchen/Breakfast room



KITCHEN/ BREAKFAST ROOM

16' 0" x 12' 4" Window overlooking the rear. Fitted with a range of base and wall units with matching work surfaces over. Gas and electric points. Plumbing for appliances. Wired for centre light and power points. Single panel radiator to one wall. Vinyl floor covering.

BEDROOM NO 1

14' 6" x 12' 6" UPVC double glazed window overlooking the front. Original fireplace remains. Plain plastered ceiling. Wired for centre light and power points. Panel radiator. Carpet cover.

BEDROOM NO 2

10' 6" x 8' 4" UPVC double glazed window overlooking the front. Single panel radiator. Wired for light and power points. Carpet cover.

BATHROOM

14' 0" x 10' 6" Obscure glazed window overlooking the front. Suite comprises panel bath with shower and screen over, wash-hand basin and WC. Ceramic tiled walls to half height. Panel radiator. Medicine cupboard. Plain plastered ceiling. Wired for centre light. Laminated flooring. Location of the wall mounted gas fired combination boiler which serves the domestic hot water and the radiators.



Staircase with carpet cover leads to second floor

SECOND FLOOR

BEDROOM NO 3	'L' shaped. 18' 0" x 17' 0" reducing to 9' 0" Window overlooking the front and the side. Panel radiator. Wired for light and power points. Carpet cover.
BEDROOM NO 4	14' 6" x 12' 9" Window to the side. Panel radiator to one wall. Wired for centre light and power points. Carpet cover
BEDROOM NO 5	14' 0" x 7' 10" Window overlooking the front. Panel radiator to one wall. Wired for centre light and power points. Carpet cover.
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
COUNCIL TAX BAND	C – The Flat Retail premises individually rated.

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 19th May 2011

PROCEEDS OF CRIME ACT 2002

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