

ANTHONY BROWN LTD

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REF NO 437D

ST MARGARETS, 95 LLANMAES ROAD

LLANTWIT MAJOR CF61 2XE, VALE OF GLAMORGAN



TENURE : FREEHOLD

PRICE : £310,000

SITUATION & DESCRIPTION This is a well established detached family residence built in the mid 1950's and detached garage with a 'granny annexe' to the rear and occupying a large plot of ground. Situated on the Llanmaes Road 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, 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 facing brick and spa dash render under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows and gas fired central heating by means of a combination boiler. Spacious accommodation throughout and enjoys good gardens to the front and to the rear.

ACCOMMODATION

Approach via a UPVC obscure glazed leaded light door and side panel to reception hall

RECEPTION HALL

Coved and combed artex ceiling. Wired for centre light and power points. Smoke detector. Polished wood block flooring. Double panel radiator to one wall. Situation of the service meters. Generous size under stairs store cupboard.

CLOAKROOM

Obscure glass secondary glazed window to the rear. Fitted with a suite in white comprising wash-hand basin and WC. All walls ceramic tiled. Single panel radiator with individual thermostat.

LOUNGE

22' 9" x 12' 0" UPVC double glazed leaded light bay window overlooking the front. Coved ceiling. Wired for centre light, wall lighting and a good range of power points. Polished wood block flooring. Tiled fireplace with provision for living fire. Double panel radiator to one wall. Double glazed sliding doors lead onto the rear patio area.



DINING ROOM

13' 6" x 11' 9" UPVC double glazed leaded light bay window overlooking the front. Fireplace and hearth incorporating a multi-fuel stove. Double panel radiator. Combed artex ceiling. Wired for centre light and a range of power points. Polished wood block flooring.

KITCHEN

9' 6" x 8' 6" UPVC obscure glazed window overlooking the rear. Fitted with a range of base and wall units with matching work surfaces over and a ceramic tiled surround incorporating a one and half bowl drainer sink unit with mixer tap, ceramic hob, oven and extractor hood. Also incorporated in the units is a dishwasher and washing machine which will remain. Single panel radiator. Wired for light and a range of power points. Vinyl floor cover. Cupboard housing the gas fired combination boiler which serves the domestic hot water system and the radiators.

Staircase with carpet cover leads to

FIRST FLOOR LANDING AREA

Generous size landing area with double glazed pattern glass window to the front and UPVC double glazed window to the rear. Combed artex ceiling. Single panel radiator. Wired for light. Cupboard with shelving and a single panel radiator.

From the landing there is access into roof space via a pull down ladder which is currently being used as a study/playroom.

- STUDY/PLAYROOM** **Roof space** - has been converted into a study/playroom with Velux windows to rear elevation. Timber board flooring. Power laid on.
- BEDROOM NO 1** 12' 2" x 11' 6" UPVC double glazed bay window overlooking the front. Panel radiator. Coved and combed artex ceiling. Wired for light and power points. Carpet cover.
- BEDROOM NO 2** 12' 0" x 12' 0" UPVC double glazed bay window overlooking the front. Twin built-in light oak wardrobes with dressing table. Double panel radiator with individual thermostat. Carpet cover.
- BEDROOM NO 3** 12' 3" x 10' 4" UPVC double glazed window overlooking the rear with double panel radiator fitted beneath. Combed artex ceiling. Wired for centre light and power point. Carpet cover.
- BATHROOM** Obscure glazed window overlooking the rear, Fitted with a suite comprising panel bath, wash-hand basin and bidet. Heated towel rail. Single panel radiator. Ceramic tiled walls. Medicine cabinet.
- SEPARATE WC** Patterned glass secondary glazed window overlooking the rear. Ceramic tiled walls. Low level WC.
- EXTERNAL** **To the front** Block paved driveway leads to the garage. Mature front garden in lawn with shrubs and boundary wall. Outside lighting.
- GARAGE** Electronically operated door. Above average size with a pitched roof and loft area accessed via a pull down ladder providing ample storage space. Light and power laid on. Door gives access into the granny annexe/study



**GRANNY ANNEXE/
STUDY**

Currently used as a study. UPVC door and UPVC double glazed window to the side. Double panel radiator. Single drainer sink unit. **CLOAKROOM/SHOWER ROOM** Double glazed window to the side. Fitted with a shower cubicle and WC. Ceramic tiled walls. Wired for light and power points

To the side of the garage and study are two storage/tool rooms

To the rear Generous size patio. Principally laid to lawn. Four fruit trees (apple, pear, damson and plum). Two purpose built garden sheds. Boundary walling.



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 18th February 2009

PROCEEDS OF CRIME ACT 2002

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