

ANTHONY BROWN LTD

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REF NO: 505D



THE COTTAGE

COMMERCIAL STREET

LLANTWIT MAJOR, CF61 1RB

PRICE:£165,000

SITUATION & DESCRIPTION A traditional town semi detached cottage circa 1700's refurbished 2008 and let as a holiday cottage Summer 2009. Located in the heart of the historical town of Llantwit Major where all amenities are close to hand..

The cottage has a spacious living room, fitted kitchen/diner, utility area, bathroom and w.c. to the ground floor. Two bedrooms to the first floor together with a shower and w.c. Gas fire central heating has been installed. Well equipped with furnishing remaining and included in the purchase price. FREEHOLD tenure.

ACCOMMODATION Approached to the front via a hardwood door into the reception area:

DINER/KITCHEN 19'6" x 8'0" overall. **To the Dining area** – Two Windows overlooking the side. Plain plastered exposed beamed ceiling and wired for light. Power points.

Single panel radiator with individual thermostat. Natural slate tile floor. Staircase off to first floor with open treads covered in natural fibre carpet. **To the Kitchen area** – Plain plastered ceiling with sunken lights. Fitted with solid pine units and matching work surfaces over. Incorporated in the units is a Belfast sink with mixer taps. Free standing Range style gas cooker, fridge and microwave oven. Power points. Quarry tiled floor.



LIVING ROOM

19'6" x 8'6" Plain plastered exposed beamed ceiling and wired for light. Window to the front with blind. Inglenook fireplace and hearth incorporating a log burner. Power points. Natural slate tile floor. Furniture to remain including a Flat screen T.V. with free-view and DVD player.



Side entrance into Reception with ceramic flooring. Single panel radiator with individual thermostat. **UTILITY AREA** Houses Ferolli wall mounted gas boiler. Plumbing for appliances. White ceramic tiled floor.

BATHROOM

Suite in white comprising of bath, wash hand basin and w.c. Two windows with blinds. Wired for light. White ceramic tiled floor.

Open tread Staircase leading to first floor with natural fibre carpet.

FIRST FLOOR	Landing area. Wired for lighting. Window and cill overlooking the side. Carpet cover.
SHOWER ROOM	Shower cubicle, hand basin and saniflow toilet. Velux window to roof. White floor tiles.
BEDROOM ONE	11'6" x 10'0" Velux window. Exposed beamed ceiling. Wired for light. Double bed with Egyptian cotton sheets and Duvet cover. Single panel radiator. Two Pine bed side cabinets. Pine wardrobe. Power points. Carpet cover.
BEDROOM TWO	16'3 x 8'0" Velux window. Exposed beamed ceiling. Wired for light, Two single beds with Egyptian cotton sheets and duvets. Radiator with individual thermostat. Pine wardrobe. Carpet cover.
• please note that both bedrooms are built up in the eaves of the roof so low beams are evident.	
EXTERNAL	To the side –Bounded by a wall. Wrought iron gate. Path leading to rear of the property. Small court yard area of coloured stones to the rear with bench seat.
SERVICES	Mains -Water, Electricity, Gas and Drainage.
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: 19th March 2010

PROCEED OF CRIME ACT 2002

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