

## **ANTHONY BROWN LTD**

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

### **REF NO: 431D**



### **THE CURRIERS GUEST HOUSE, WINE STREET**

**LLANTWIT MAJOR CF61 1RZ**

**TENURE : FREEHOLD**

**PRICE : £450,000**

**SITUATION & DESCRIPTION** Circa 1800. The Curriers Guest House, Wine Street, Llantwit Major formerly known as the Curriers Arms and believed to be two cottages in its infancy. The vendors have been in occupation some ten years and have regular clientele and the spacious accommodation comprises of four reception rooms, two kitchens and six bedroom with H&C facilities allowing the vendors their own privacy as well as their guests. Located in the conservation area of the coastal town of Llantwit Major but close to all amenities 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 elevations are of smooth render and local stone with a slate roof. The property has the benefit of gas fired central heating, part UPVC double glazing and two separate entrances to the front of property with a courtyard to the rear.

**ACCOMMODATION** Approached via first Entrance Porch to the western end of the property with an obscure glazed door into a reception area with Dining room off to the left.

**LIVING ROOM** 15'6" x 15'0" Window overlooking the front with a deep sill. Dressed stone fireplace with dog grate and stone hearth to one end of the room. Wall lights.  
**presently used as a**  
**BREAKFAST ROOM** Beamed ceiling with central lighting. Power points. Radiator. Carpet cover.

## Breakfast Room

## Sitting Room



### SITTING ROOM

13'0" x 12'0" Window overlooking the front and a further window to the rear. Beamed ceiling. Wired for light and power points. Two radiators. Dressed stone walls. Wall lights. Book shelf niches to the side. Carpet cover.

### REAR HALLWAY/ RECEPTION AREA

14'6" x 7'6" Dogleg staircase leading to first floor. UPVC double glazed window to the rear with sill. Door to rear courtyard. Reception area/Study. Radiator. Wired for centre light. Storage cupboard. Power points.

### KITCHEN

10'9" x 6'6" UPVC double glazed window overlooking the rear with opening transoms. Beamed ceiling. Fluorescent lighting. Power points. Range of base units with matching work surfaces over. and ceramic tiled surround. Preparation Kitchen area with plumbing. Vinyl flooring.

Dogleg Staircase with iron balustrades leading to first floor with carpet cover.

### FIRST FLOOR LANDING AREA

Power points. Carpet cover. Bedrooms off and bathroom.

### BEDROOM ONE

11'0" x 7'4" UPVC double glazed window overlooking the rear. Wired for centre light. Power points. Smoke detector. Radiator. Vanity unit with H&C and mirror. Carpet cover.

### BEDROOM TWO

13'4" x 11'4" (Family Room) Window overlooking the front with sill. Beamed ceiling and. wired for light. Power points. Double panel radiator. Vanity unit with H & C and mirror. Carpet cover.

### BEDROOM THREE

14'04" x 9'6" (Twin Room) Window overlooking the front with sill. Beamed ceiling with centre light. Smoke detector. .Vanity unit with H & C and mirror. Single panel Radiator. Power points. From this room – access into roof space.

## **BATHROOM**

UPVC Obscure double glazed window overlooking the rear. Modern Suite comprising of a panel bath with shower and screen over. Wash hand basin. Ceramic tiled walls. Single panel radiator. Linen cupboard.

## **SEPARATE W.C.**

Obscure double glazed window overlooking the rear. Ceramic tiled walls. Low level w.c. Vinyl flooring.

## **PRINCIPLE ENTRANCE**

### **( owners entrance)**

Approached from the front of property. entrance porch via an obscure glazed door into spacious reception with staircase leading off and Maple strip flooring. Smoke detector. Radiator. Power points. Telephone point. Under-stairs storage cupboard.

## **LIVING ROOM**

16'0" x 15'0" Cottage style window overlooking the front with bay. Beamed ceiling. Wall lights. Power points. Panelled Radiators. Conglomerate stone fireplace and hearth with hardwood mantel over. Maple stripped flooring.

## **DINING ROOM**

13'0" x 9'4" UPVC double glazed window overlooking the rear with a single panel radiator situated beneath. Wired for centre light. Smoke detector. Carpet cover. Half glazed UPVC door giving access to the rear.

**Dining Room**



**Living Room**



## **KITCHEN/BREAKFAST ROOM**

14'6" x 9'0" UPVC double glazed window overlooking the rear with opening transoms. Single drainer with mixer tap. Range of base and wall units with matching work surfaces over. Incorporated in the base units is an electric oven with hob and extractor over. Power points. Plumbing for appliances. Vinyl flooring.

## **GROUND FLOOR SHOWER ROOM**

Shower with curtain, wash hand basin and w.c. Extractor fan. tiled walls. Plain plastered ceiling, lighting and storage area..

Staircase leading to first floor with cloak area

## FIRST FLOOR

### BATHROOM

UPVC double glazed window overlooking the rear. Bath with shower over. Ceramic tiled walls. Vanity unit. W.C.

### BEDROOM FOUR

12'0" x 10'4" Window overlooking the front with a panelled radiator situated beneath. Wired for centre light. Smoke detector. Vanity unit with H & C and mirror. Built in wardrobes. Carpet cover.

### BEDROOM FIVE

12'0" x 10'4" Window overlooking the front with sill. Panelled radiator situated beneath. Wired for centre light. Smoke detector. Vanity unit with H & C and mirror. Built in wardrobes. Carpet cover.

### BEDROOM SIX

15'4" x 10'0" maximum. Window overlooking the front with sill and a double panel radiator situated beneath. Vanity unit with H & C and mirror. Wired for centre light. Smoke detector. Wall lighting. Access into roof space. The water/header tanks are in this room.

### EXTERNAL

**To the rear** – Enclosed Courtyard bounded by stone walling. Outside lighting.

### UTILITY ROOM

11'6" x 8'0" Centre lighting. Smoke detector. Plumbing for appliance, Single drainer. Power points.

### BOILER ROOM

Window to the side. Located in this room is the free standing gas fired central heating boiler.

### STORE ROOM

(formerly garage) Service meters in this room. Storage area. UP and Over door.

The property complies with current fire regulations having a fire alarm, emergency lighting, extinguishers and fire doors.

### SERVICES

Mains -Water, Gas, Electricity 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: 20 January 2009

### PROCEED OF CRIME ACT 2002

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