

ANTHONY BROWN LTD

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REF NO 607D



THE OLD FORGE, COLHUGH STREET,

LLANTWIT MAJOR CF61 1RE

TENURE: FREEHOLD

PRICE : £425,000

SITUATION & DESCRIPTION This detached four bedroom character cottage with detached garage was originally an old forge and is situated in the old part of the town 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, 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 part random stone construction and smooth cement render under a pitched roof with composite slate cover. Gas fired central heating has been installed and the windows and doors are wood grain effect UPVC double glazed. Side access and garden and decked area to the rear

ACCOMMODATION Approached via a wood grain effect UPVC door with glazed inset panels leading into:

ENTRANCE HALL Wired for ceiling light and power points. Telephone point. Dogleg staircase leading to first floor. Under-stairs storage cupboard. Single panel radiator. Laminate flooring. Doors to the lounge and dining room

LOUNGE 17' 1" x 13' 10" maximum. Window with deep sill overlooking the front with double panel radiator beneath. Double glazed French doors leading out to the rear garden. Adam style fireplace and hearth incorporating a coal effect gas fire which is independent of the central heating system Wired for centre light, display lights, wall lights and power points. Laminate flooring.

DINING ROOM 17' 8" x 10' 0" narrowing to 7' 9" maximum. Two windows with deep sills. Under-stairs shelved display area. Wired for ceiling light, wall lights and power points. Double panel radiator. Laminate flooring. Door leading to:

KITCHEN/BREAKFAST ROOM

20' 6" x 12' 3" Window overlooking the front and windows overlooking the side. Fitted with a range of wood base and wall units with matching work surfaces and a ceramic tiled surround incorporating a single drainer sink unit with mixer tap, an integral dishwasher and fridge/freezer. 'Rangemaster' cooker with five ring gas hob, double oven and grill with extractor hood over. Wired for sunken spotlights and power points. Space for dining table and chairs. Double panel radiator to one wall. Feature window/hatch into dining room. Quarry tiled floor. Door to:



UTILITY ROOM

Window to the rear. Fitted with mahogany wall and base storage units with matching work surfaces and a tiled surround incorporating a sink unit with mixer taps. Plumbing for automatic washing machine. Vent in wall for a tumble dryer. Location of the wall mounted gas fired central heating boiler which serves the domestic hot water and the radiators. Quarry tiled flooring. Access into loft space.

INNER HALL

UPVC stable door opens into the lobby area from the side of the property. Quarry tiled flooring.

CLOAKROOM

Obscure glazed window overlooking the side. Comprising of a wall mounted wash hand basin and low level w.c. Single panel radiator. Quarry tiled flooring.

Dogleg staircase with carpet cover leads to:

FIRST FLOOR LANDING AREA

Window overlooking the rear. Wired for spotlights. Situation of the airing cupboard with shelving. Doors off to Bedroom one, two and bathroom. Carpet.

BEDROOM ONE

17' 0" x 11' 3" Window overlooking the front with deep sill and a further window overlooking the rear. Two single panel radiators. Wired for ceiling light and power points. Alcove suitable for wardrobe free standing or fitted. Laminate flooring.

BEDROOM TWO

18' 0" x 8' 5" Window overlooking the front with deep sill and a further window to the rear. Wired for centre light and power points. Artex ceiling. Telephone point. Single panel radiator to one wall. Laminate flooring.

BATHROOM

Obscure glazed window with deep sill. Modern suite comprising of a panelled bath with Triton electric shower and curtain screen over, pedestal wash hand basin and low level WC. Ceramic tiling to three walls. Display shelf. Medicine cupboard. Storage cupboard. Double panel radiator. Laminate flooring. Dogleg staircase with carpet leads to

SECOND FLOOR

Landing. Window to the rear. Sunken lights. Smoke detector. Doors off to bedrooms and shower room. Carpet.

BEDROOM THREE

13' 7" x 13' 6" Sloping ceiling with five sunken lights and four velux double glazed windows. Window overlooking the side. Access to under eaves storage via double doors. Built in wardrobe and cupboards. Double panel radiator. Laminate flooring.

BEDROOM FOUR

13' 4" x 8' 7" L shaped room currently used as an office. Sloping ceiling with two velux windows and three sunken lights. Power points. Double panel radiator. Under eaves storage. Laminate flooring.

SHOWER ROOM

Velux type window. Three sunken ceiling lights. Comprising of a suite in white with tiled shower cubicle with Triton shower, wall mounted wash-hand basin and low level WC. Single panel radiator. Laminate flooring.

**EXTERNAL**

To the side –Enclosed by a stone wall. Gateway providing pedestrian access to the side and rear of the property. Path leading to circular paved area. Decked area with timber steps leading to the garage.

DETACHED GARAGE

Garage with an up and over door. Power and light. Window and personal door to the rear.

To the rear. – Landscaped rear garden having a decked area. Terraced lawn areas and stepped. Rear drive.

COUNCIL TAX BAND **G**

.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 on 15th July 2011

PROCEED OF CRIME ACT 2002

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