

ANTHONY BROWN LTD

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REF NO 479D



‘THE OLD SURGERY’ CHURCH STREET

LLANTWIT MAJOR CF61 1SB

TENURE : FREEHOLD

PRICE : £320,000

SITUATION & DESCRIPTION This is a detached three bedroom dwelling house which has been modernised and extended and situated in the heart of 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 original structure is of random solid stone construction with the extension of cavity walling with smooth cement rendered elevations under a pitched roof with composite slate cover. The property has the benefit of gas fired central heating together with double glazing. Security alarm. All carpets and floor coverings as laid are to remain and are included in the purchase price

ACCOMMODATION Approach via a hardwood door into the reception hall.

RECEPTION HALL Spacious hallway with glazed panel door leading to the side. Plain plastered ceiling. Solid wood flooring. Single panel radiator. Wired for light and power points Telephone point. Storage cupboard which houses the gas fired central heating boiler which serves the domestic hot water and the radiators. Door to

CLOAKROOM Obscure glazed window to the side. Fitted with a wash-hand basin and WC. Single panel radiator. Wired for light. Plain plastered ceiling. Shelving. Ceramic tiled floor.

Archway from the reception hall leads to

INNER HALL Staircase leads to first floor. Under stairs storage cupboard. Plain plastered ceiling. Wired for ceiling light, wall light and power points. Telephone point. Modern radiator to one wall. Solid wood flooring.

**LOUNGE/
DINING ROOM**

27' 8" x 12' 0" Four leaded light obscure double glazed windows overlooking the rear and three double glazed leaded light windows to the front overlooking the courtyard and garden. Exposed stone fireplace with ceramic hearth and large wood beam mantle over which houses a wood burning stove. Two double panel radiators. Wall mounted storage cupboard. Plain plastered ceiling. Wired for four wall lights and power points. TV point. Telephone point. Door to storage cupboard with shelving. Carpet cover.



**KITCHEN/
BREAKFAST ROOM**

13' 0" x 11' 8" plus 8' 7" x 10' 7" Double glazed window and UPVC double glazed patio doors lead onto the patio area. Fitted with a range of white shaker style base and wall units with butchers block style work surfaces over and a ceramic tiled surround. Incorporated in the units is a double Belfast sink with mixer tap, four ring gas hob and double electric oven with cooker hood over. Plumbing for appliances. One double and one single panel radiator. Wired for spotlights and a range of power points. Telephone point Porcelain tiled floor.



	Staircase leads to
FIRST FLOOR LANDING AREA	Double glazed window overlooking the front. Plain plastered ceiling. Wired for light and power point. Smoke detector. Solid wood flooring. Door to inner hallway. Situation of the airing cupboard which houses the copper cylinder tank.
INNER HALLWAY	Plain plastered ceiling. Wired for light.
MASTER BEDROOM	14' 2 x 12' 0" Two leaded light double glazed windows overlooking the front. Double panel radiator. Plain plastered ceiling. Wired for light and power points. Telephone point. TV point. Carpet cover. Door to EN-SUITE Fitted with a suite comprising corner shower cubicle with electric shower fitted, Wash-hand basin with vanity unit and low level WC. Wall mounted towel radiator. Part wood wall panelling. Plain plastered ceiling. Wired for inset spotlights. Shaver point. Solid wood flooring.
BEDROOM NO 2	11' 7" x 13' 1" Leaded light double glazed windows to the front and side. Panel radiator. Wired for light and power points. TV point. Plain plastered ceiling. Smoke detector. Carpet cover.
BEDROOM NO 3	7' 7" x 7' 8" Leaded light double glazed window overlooking the front. Panel radiator. Plain plastered ceiling. Wired for light and power points. TV point. Access into the loft space.
LUXURY BATHROOM	Leaded light double glazed window to the front. Fitted with a suite comprising panel bath with electric power shower over and screen, pedestal wash-hand basin and low level WC. Porcelain tiled walls. Modern towel radiator. Wired for light, extractor and shaver point. Porcelain tiled floor. Plain plastered ceiling. Access into the loft space. Folding doors give access into a utility cupboard with space and plumbing for washing machine and tumble dryer.
EXTERNAL	Bordered by stone walling and a six bar gate gives access onto a cobble effect hard standing with space for two vehicles. Garden laid to lawn extending around the front and a further cobble laid patio. Water feature. Water tap and lighting. Automatic watering system for pots, baskets and flower beds.
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 4th November 2009

PROCEEDS OF CRIME ACT 2002

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