

**ANTHONY BROWN LTD**

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

**REF NO: 558D**



**2 WOODFORD HOUSE, COLHUGH STREET,**

**LLANTWIT MAJOR CF61 1RF**

**TENURE : FREEHOLD**

**PRICE : £375,000**

**SITUATION & DESCRIPTION** A nineteenth century three storey family house featured in “Llantwit Major Aspects of its History” circa around 1830. Modernised throughout the years and is well presented. Located on Colhugh Street (Beach Road) in a residential area 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. Wooden casement windows to the front of the property. UPVC conservatory to the rear. The elevations are of stone roughcast under a conglomerate slate roof. Pine, Oak and Lias Limestone throughout and certain timbers are exposed. Oil fired central heating. Security lighting. All carpets and floor coverings as laid are to remain and are included in the purchase price.

## ACCOMMODATION

Approached off the Beach Road to front and rear of the property. Front garden leads to the principal access to the house via a Fifteen panel glazed Georgian style door leading into:

## RECEPTION HALL

Wired for centre light. Double panel radiator. Carpet cover. Leading to Floors above.

## LOUNGE

17'6" x 15'0" approximately. Large wooden Georgian style picture window which overlooks the rear garden and headland. Prominent beamed ceiling. One wall in this room is floor to ceiling in Lias Limestone incorporating a fireplace accommodating a wood burning stove. Alcoves both sides with book shelves and study area. Centre lighting. Range of power points. Smoke detector. Understairs deep cupboard used for cloaks. Wine store.



## KITCHEN/DINING ROOM

18'0" a 12'3" **To the kitchen** - Prominent stone work in this room with niches. Located in this room is the free standing oil fired central heating boiler which serves both the domestic and central heating system together with programmer. Window with stainless steel sink unit beneath. Wired for light. Wall and base units with matching work surfaces over incorporating a four ring hob with extractor over and double oven. Power points. Provision for telephone. Breakfast bar. Oak flooring.

**To the Dining area** – Radiator to one wall. Oak flooring.

## Kitchen/Dining Room.



## UTILITY ROOM

9'0" x 7'0" Windows with opening transoms and PVC glazed door to the rear. Plumbing for appliances. Velux window to the roof. Lighting. Tiled flooring.



## SHOWER ROOM

Obscure glazed window overlooking the rear. Corner shower. Suite in white with w.c. wash hand basin with ceramic tiled surround. Extractor. Tiled flooring.

## Staircase leading to: FIRST FLOOR LANDING AREA

Power, Lighting. carpet cover. Smoke detector Steps down to:

## BEDROOM ONE

(presently used as a Study)

16'0" x 8'0" maximum. L shaped room with cottage style window overlooking the rear. Plain plastered ceiling. Velux window to the roof. Power points. Double panel radiator. Located in this room is the airing cupboard housing the copper cylinder tank. Laminate flooring.

<b>BATHROOM</b>	Suite in white comprising of a panel bath, wash hand basin and w.c. with ceramic tiled surround. Obscure glazed window to the rear. Heated towel radiator. Laminate flooring.
<b>BEDROOM TWO</b>	18'0" x 11'0" maximum. Bay window overlooking the headland with bench seat. Centre lighting and power points. Panel radiator to the one wall. Deep built in wardrobe. Walk in Dressing Room with lighting, shelving and hanging space.
<b>Third floor</b>	
<b>ATTIC ROOM</b>	13'0" x 7'0" Velux window to the roof. Tuck pointed stone wall. Power. Lighting. Carpet cover.
<b>GALLERY BEDROOM</b>	16'0" x 9'0" Open plan. Velux window to the roof. L shaped room with window overlooking the front. Lighting. Power. Bookshelves. Carpet cover.
<b>BEDROOM FOUR</b>	15'0" x 9'0" Window overlooking the front. Velux window into roof space. Power points. Double panel radiator. Carpet cover.
<b>EXTERNAL</b>	<p><b>To the front</b> – Approached from Beach Road via a walk way leading to front walled garden which is laid to lawn with mature shrubs.</p> <p><b>To the rear.</b> – Approached from Beach Road via Hard-standing for parking of vehicles. Stone built outside Utility Room/Store. Oil tank. Water and lighting laid on.</p>
<b>SERVICES</b>	Mains -Water, Electricity and Drainage. Telephone installed subject to British Telecom Regulation.
<b>VIEWING</b>	At any reasonable time. Strictly by appointment with the Agent as above.
<b>LOCAL AUTHORITY</b>	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: 4 October 2010

PROCEED OF CRIME ACT 2002

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