

ANTHONY BROWN LTD

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REF NO 630D



12 MANOR PARK

LLANTWIT MAJOR CF61 1RS

TENURE:FREEHOLD

PRICE : £167,500

SITUATION & DESCRIPTION This is a modern three bedroom semi detached house with integral garage situated 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. The elevations are of reconstituted stone and smooth render under an interlocking tiled roof. The property has the benefit of gas fired central heating, UPVC double glazing and the ground floor has maple wood strip flooring. All carpets and floor coverings as laid are to remain and are included in the purchase price. Established gardens to front and rear

ACCOMMODATION Approached to the front via a UPVC obscured glazed door with side panel into:

RECEPTION HALL Wired for centre light. Quarry tiled floor. Cloaks rack. Pinewood door leading into:

LOUNGE 16'0" x 11'6"UPVC window overlooking the front. Coved, plain plastered ceiling. Wired for centre light and power points. TV socket. Double panelled radiator to one wall. Adam style fireplace with tiled hearth. Half height wood panelling to all walls and maple wood flooring. Staircase to first floor. Door leading into:



DINING ROOM

11'6" x 7'3" Window overlooking the rear garden. Coved, plain plastered ceiling and wired for centre light. Power points. Panel radiator.

KITCHEN

8'8" x 7'8" Window overlooking the rear and glazed door to the rear. Fitted with a range of base and wall units with matching work surfaces over and incorporating a one and a half bowl sink unit, hob and oven. Ceramic tiled walls. Sunken lights. Power points. Plumbed for appliances. Access from this room into Integral garage.



**FIRST FLOOR
LANDING AREA**

Staircase to first floor landing area. Wired for centre light. Access from landing area into roof space with power. Deep walk-in cupboard.

BEDROOM ONE

11'8" x 9'4" Window overlooking the front. Plain plastered ceiling and wired for centre light. Power points. Panelled radiator. Fitted wardrobes. Carpet cover.

BEDROOM TWO	11'2" x 8'11" Window overlooking the front. Plain plastered ceiling and wired for centre light. Power points. Storage cupboard providing hanging space. Radiator. Carpet cover.
BEDROOM THREE	14'0" x 12'4" x 7'6" maximum. L shaped with Window overlooking the rear. Plain plastered ceiling and wired for centre light and power points. Panelled radiator to the one wall. Carpet cover.
BATHROOM	Obscure glazed window overlooking the rear. Modern bathroom suit in white comprising of a panelled bath with electric shower and screen over, wash hand basin and w.c. Tiled surround. Plain plastered ceiling, coved and wired for light. Panelled radiator. Vinyl flooring.
EXTERNAL	To the front – Open plan front garden laid to lawn. Concrete driveway to garage. Security light.
INTEGRAL GARAGE	Single car garage with an up and over door. Location of the gas central heating boiler which serves both the domestic hot water and central heating system. Wired for light. To the rear. – Enclosed rear garden - Paved with a raised patio area. Garden shed. Access gate to the side with pathway leading to front of property. Outside tap. Access gate to rear.
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.
COUNCIL TAX BAND:	D

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: 23 January 2012

PROCEED OF CRIME ACT 2002

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