

REF NO 634D



15 GRANGE GARDENS

LLANTWIT MAJOR CF61 2XB

TENURE : LEASEHOLD

PRICE : £ 265,000

SITUATION & DESCRIPTION This is a modern five bedroom detached house first occupied in the early 1970s situated in a cul-de-sac in a residential area close to all amenities and the centre of the 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 elevations are of reconstituted stone and roughcast render under a pitched roof with interlocking tiled cover. The property has been well maintained and presented and has the benefit of UPVC double glazed windows and doors throughout, PVC rainwater goods, gas fired central heating and many extras are included in the purchase price. No onward chain.

ACCOMMODATION Approach via a UPVC pattern glazed door and side panel to a spacious traditional reception hall.

RECEPTION HALL Fitted carpet to hall, stairs and landing. Panel radiator with individual thermostat. Smoke detector. Doorbell. Central heating wall thermostat.

LOUNGE 14' 10" x 13' 0" Picture window overlooking the front with double panel radiator fitted beneath. Vertical blinds. Curtains. Wired for centre light and a range power points. TV point. Wall mounted fire which is independent of the central heating system. Carpet cover.

DINING ROOM 11' 0" x 10' 6" Double panel radiator. Coved and artex ceiling. Wired for centre light and power points. Carpet cover. Door leads to the conservatory.

Lounge



Dining Room



CONSERVATORY

11' 6" x 7' 6" UPVC double glazed with windows overlooking the rear garden. Vertical blinds. Panel radiator with individual thermostat. Wired for wall lights and power points. Carpet as lounge



KITCHEN/ BREAKFAST ROOM

11' 0" x 9' 0" Large window overlooking the rear garden and one and half bowl sink unit fitted beneath. Fitted with a range of base and wall units with matching work surfaces over and a ceramic tiled surround. Gas or electric cooker point. Panel radiator. Plain plastered ceiling. Fluorescent lighting and a good range of power points. Cushion vinyl floor. Set in the units is a floor fan heater.

UTILITY ROOM

'L' shaped measuring 11' x 9' overall. Window overlooking the rear with a one and half bowl sink unit fitted beneath. Fitted with base units. Plumbing for appliances. Fluorescent lighting and power points. UPVC glazed door leads to the rear garden. Cushion vinyl floor as kitchen/breakfast room.

GROUND FLOOR CLOAKROOM

Obscure glazed window to the side. Fitted with wash-hand basin and WC. Ceramic tiled surround. Wall mirror. Double panel radiator. Cushion vinyl floor.

INTEGRAL GARAGE	This has currently been divided into two rooms but can be returned to original use. Utility Room 9' 5" x 8' 6" Plain plastered ceiling and walls. Fluorescent lighting and power laid on. Situation of the service meters. Vinyl floor. Door to: Store Room 8' 6" x 6' 6" Fluorescent lighting. Vinyl floor.
FIRST FLOOR LANDING AREA	Spacious landing area. Access into the roof space by means of a pull down ladder. Double panel radiator with individual thermostat. Smoke detector. Fitted Carpet. Doors off to all rooms.
BEDROOM NO 1	11' 9" x 11' 6" Window overlooking the front with panel radiator with individual thermostat fitted beneath. Vertical blinds. Wired for centre light and power points. Telephone point. Free standing wardrobes to remain together with a double built-in wardrobe.
BEDROOM NO 2	12' 9" x 8' 6" Window overlooking the front. Vertical blinds. Wired for centre light and power points. Radiator. Double built-in wardrobe. Carpet cover
BEDROOM NO 3	11' 0" x 10' 6" Window overlooking the rear with radiator fitted beneath. Vertical blinds. Wired for centre light and power points. Double built in wardrobe. Walk-in airing cupboard which houses the Worcester wall mounted gas fired central heating boiler which serves the domestic hot water and the radiators. Carpet cover.
BEDROOM NO 4	8' 3" x 7' 3" Window overlooking the rear with panel radiator beneath. Wired for light and power points. Vertical blinds. Carpet cover.
BEDROOM NO 5	Currently used as a study 8' 0" x 7' 0" Window to the front. Vertical blinds. Large deep walk-in storage cupboard. Wired for light and power points. Telephone point. Carpet cover.
LUXURY BATHROOM	Obscure glazed windows overlooking the rear. Fitted with a panel bath, wash-hand basin and WC. Walk-in shower cubicle. Ceramic tiled walls. Wall mirrors. Panel radiator. Tiled floor.
EXTERNAL	To the front Dwarf wall. Block pavia driveway and parking area. Well manicure garden with shrubs and bushes. To the rear Well laid low maintenance garden with paved patio and mature shrubs and bushes. Timber garden shed. Water laid on. Border fencing. Side gate.
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
COUNCIL TAX BAND	E

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 30th January 2012

PROCEEDS OF CRIME ACT 2002

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