

ANTHONY BROWN LTD

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

REF NO 631D



16 FAIRFIELD RISE

LLANTWIT MAJOR CF61 2XG

TENURE : FREEHOLD

PRICE : £240,000

SITUATION & DESCRIPTION This is a modern detached family bungalow with first floor dormer projection, conservatory, detached garage and a large landscaped garden to the rear. First occupied in the early 60s and 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. Traditional cavity wall construction with facing brick and smooth rendered elevations under a pitched roof with concrete interlocking tiles and benefits from gas fired central heating and UPVC double glazing. All carpets and floor coverings as laid are to remain and are included in the purchase price. Established gardens to front and large rear garden. VACANT POSSESSION.

ACCOMMODATION Approached via Storm Porch with UPVC door and window leading into:

RECEPTION HALL Spacious Reception Hall. Display niche. Power points. Carpet cover. Pattern glazed door leading into:

INNER HALL Spacious L shaped. Coved ceiling and wired for light. Wall lights. Double panel radiator. Smoke detector. Large built in cloaks cupboard. Carpet cover.

KITCHEN/BREAKFAST ROOM

11' 0" x 9' 6" UPVC glazed door to the rear. Window overlooking the rear with blinds with a stainless steel one and a half bowl sink unit situated beneath. Ceiling with fluorescent light, Power points. Fitted base and wall units with matching work surfaces over. Ceramic tiled surround. Ceramic tiled floor.



BREAKFAST ROOM

8' 8" x 8' 2" Double glazed window with vertical blind overlooking the side. Coved ceiling and wired for centre light. Power points. Carpet cover.

LIVING ROOM

18' 0" x 11' 0" Spacious room. Coved ceiling, wired for centre light and wall lights. Conglomerate stone fireplace and hearth with a wood mantle over. Power points. Carpet cover. Glazed doors opening into:



CONSERVATORY

UPVC spacious conservatory with blinds, Fan lighting, wall lights and ceramic flooring. Power points. French doors - access to rear garden.

DINING AREA

12'0" x 9'6" Window overlooking the side. Coved ceiling and wired for light. Located in this room is the gas fired central heating boiler which serves both the domestic and central heating system. Airing cupboard with hot and cold water tank and timer. Panelled radiator and book shelves

**MASTER BEDROOM
GROUND FLOOR**

13' 9" x 12' 6" Window overlooking the front. Coved ceiling and wired for centre light. Power points. Panelled radiator.

BEDROOM TWO

12' 6" x 10' 0" Window overlooking the front. Covered panel radiator. Coved ceiling.

CLOAKROOM

6' 3" x 4' 4" Pull switch for light. Built-in cupboards with shelving. Carpet cover as hallway. Door leads into bathroom.

BATHROOM

11' 6" x 6' 0" Obscure glazed window overlooking the side. Comprising of bath with shower over, wash hand basin and w.c. Built in linen cupboard. Ceramic tiled walls and floor.

**FIRST FLOOR
BEDROOM THREE**

15' 0" x 10' 0" (Presently used as a Study). Windows overlooking the side. Double panel radiator. Fluorescent light. Power points. Deep built in wardrobe. Carpet cover. Access into loft space via back of wardrobe.

EXTERNAL

To the front – Approached via a Dwarf stone wall and driveway Established garden laid to lawn with mature shrubs.

UTILITY ROOM

6' 8" x 6' 1" Approached via an obscure glazed door. Double glazed window to the side with sink beneath. Ceramic tiled walls to half height. Wired for light and power points. Plumbing for appliances. Quarry style flooring.

**DETACHED GARAGE
AND WORKSHOP**

Above average in size. Detached garage with an up and over door. Window to the side and rear. Inspection pit. Shelving. Power laid on. **Rear of garage.** Tool store. Garden store.

To the front: Bounded by block walling. Mature shrubs to lawn. lighting.

To the side – Driveway to detached garage. Access via timber gate to rear garden.

To the rear. – Enclosed South Westerly facing large established rear garden principally laid to lawn with borders and shrubs. Bounded by block walling and hedging. Water laid on. Lighting.



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: F

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: 30 January 2012

PROCEED OF CRIME ACT 2002

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