

## **ANTHONY BROWN LTD**

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

### **REF NO 637D**



**39 FAIRFIELD RISE**

**LLANTWIT MAJOR CF61 2XH**

**TENURE:FREEHOLD**

**PRICE:£169,950**

**SITUATION & DESCRIPTION** This is a established three bedroom semi detached bungalow with a detached garage 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. The property is of traditional cavity wall construction with painted spar dash render elevations under a pitched roof with concrete interlocking tiled roof and benefits from gas fired central heating and UPVC double glazing, All Rainwater goods are of PVC. All carpets and floor coverings as laid are to remain and are included in the purchase price. Established gardens to front and rear. NO CHAIN.

**ACCOMMODATION** Approached via UPVC double glazed obscure glass door and side panel leading into:

**KITCHEN** 14'0" x 7'7" Window overlooking the side with vertical blinds. Fitted with a range of base and wall units with work surfaces over and incorporating a single drainer sink unit situated beneath window with mixer taps. Tiled wall surrounds. Wired for two lights. Power points. Single panel Radiator. Extractor hood. Plumbed for appliances. Location of the timer and Ideal Classic boiler which serves both the domestic hot water and central heating system. Built in Pine corner unit. Telephone point. Ceramic tiled flooring. Door to:

## Kitchen



## LOUNGE/DINING ROOM

16' 6" x 12' 1" UPVC double glazed window overlooking the front with vertical blinds and single panel radiator situated beneath. Coved, Artex ceiling and wired for two centre lights, Power points. Ceiling Extractor fan. TV socket. Fireplace with surround and hearth. Laminate flooring.



## HALLWAY

Access into roof space. Wired for Light. Single panel radiator to one wall. Built in cupboard. Laminate flooring.

## BEDROOM ONE

13' 2" x 10' 0" UPVC Window to the rear. Artex ceiling and wired for centre lighting and fan. Power points. Single panel radiator to one wall. Built in bedroom suite comprising of wardrobes, cupboards, shelving, corner unit, window seat with cupboards beneath. Laminate flooring.

## BEDROOM TWO

12' 1" x 10' 1" UPVC double patio sliding doors opening onto rear patio. Single panel radiator to one wall. Wired for centre light. Power points. Laminate flooring.

## BEDROOM THREE

9' 6" x 6' 9" UPVC double glazed window to the side with a single panel radiator situated beneath. Two double sockets. Wired for centre light and power points. Carpet cover.

## BATHROOM

Obscure UPVC window to the side. Suit comprising of a shower cubicle, wash hand basin and w.c. Single panel radiator. Wired for centre light. All walls fully tiled. Tiled flooring.

## EXTERNAL

**To the front** – Approached via wrought iron gates onto a brick driveway leading to a single car garage, paved area, chippings and shrubs. Bounded by a dwarf block wall.

## DETACHED GARAGE

Single car garage with an up and over door.

**To the rear.** – Enclosed garden bounded by fencing. Lawn area. Greenhouse. Patio area. Garden shed. Side gate.



## 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: 9<sup>th</sup> February 2012

## PROCEED OF CRIME ACT 2002

Anthony Brown Limited is obliged to report any knowledge or suspicion of money laundering to NCIS – National Criminal Intelligence Service - and should such a report prove necessary are precluded from conducting any further professional work without consent from NCIS.