

ANTHONY BROWN LTD

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REF NO 633D



6 REDWOOD CLOSE, BOVERTON

LLANTWIT MAJOR CF61 1UT

TENURE :FREEHOLD

PRICE : £105,000

SITUATION & DESCRIPTION This is a recently refurbished two bedroom self contained ground floor flat with garage situated in a block of four in a residential area close to shops and local amenities in 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 property is of traditional cavity wall construction with rendered elevations under a pitched roof with tiled cover and has the benefit of gas fired central heating by means of a combination boiler and UPVC double glazing. Well maintained. Viewing recommended.

ACCOMMODATION Approach via a Hardwood door with two inset glazed panels to:-

HALLWAY Wired for two centre light, smoke detector and power points. Fuse box. Situation of the airing cupboard with shelving. Panelled radiator. Laminate flooring.

LOUNGE/DINER 14' 6" x 11' 9" Two UPVC double glazed windows overlooking the front with a double panelled radiator situated beneath. Plain plastered ceiling and wired for centre light. Wall lights. Power points. TV point. Laminate flooring.

lounge



KITCHEN/BREAKFAST ROOM

11'0" x 7'0" UPVC double glazed window overlooking the rear. Wired for centre light. Smoke detector. Fitted kitchen with base and wall units and matching work surfaces over with a ceramic tiled surround. Incorporated in the units is a Diplomat gas hob and oven. Plumbed for appliances. Range of power points. Pantry cupboard. Single panel radiator to one wall. Located in this room is the Ferolli combination boiler which serves both the domestic hot water and central heating system. Tiled flooring.



BEDROOM ONE

12' 0" x 11' 0" Currently being used as a second living room. UPVC double glazed window overlooking the front with a panelled radiator situated beneath. Wired for centre light. TV socket. Power points. Fitted carpet.



BEDROOM TWO	11' 6" x 9' 0" UPVC double glazed window overlooking the rear. Plain plastered ceiling and wired for light. Power points. Two wall lights. Panelled radiator. Fitted carpet.
BATHROOM	Obscure glass UPVC double glazed window overlooking the rear.. Fitted with a modern bathroom suite comprising of a pea shaped bath with shower over and screen, wash hand basin and low level w.c. Radiator. Shaver point. Three wall tiled. Vinyl flooring.
EXTERNAL	To the front and rear of the property there are communal garden facilities which are laid to lawn, whilst to the rear there is a single car GARAGE with up and over door in a block.
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: B	

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: 25 January 2012

Proceed of Crime Act 2002

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