

ANTHONY BROWN LTD

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REF NO 636D

‘TEGFAN’, GILESTON VALE OF GLAMORGAN CF62 4HW



TENURE : FREEHOLD

PRICE : £299,950

SITUATION & DESCRIPTION This is a established three bedroom semi detached property which has been modernised and refurbished throughout built circa 1918 set in a large garden with uninterrupted views over the Bristol Channel and coastline beyond and situated in the village of Gileston and within walking distance to the village of St Athan where there is a primary school and local amenities. Bus services run to Barry, Cardiff and Bridgend whilst the M4 motorway is easily accessible and Cardiff (Wales) Airport is about four miles away. The elevations are of roughcast render with interlocking tiled roof and rainwater goods are of PVC. The property has the benefit of oil fired central heating and UPVC double glazed windows and doors. The garden is well stocked throughout and has an outdoor heated swimming pool. Long driveway and parking for vehicles.

ACCOMMODATION Approach via a UPVC obscure glazed door with glazed insets into:

PORCH 9' 9" x 7' 11" Newly constructed porch with double glazed windows to two walls. Wired for centre light. Solid oak flooring. Obscure glazed door leading into main house:

LOUNGE

20' 0" x 14' 1" into bay with aspect over garden and coastline. High coved ceiling and wired for centre light and power points. TV point. Conglomerate stone fireplace and hearth incorporating an LPG gas log/coal effect fire. Double panel radiators to two walls. Staircase to first floor. UPVC glazed door to rear garden. Carpet cover. Sixteen panel glazed double doors leading to:



DINING ROOM

15' 6" x 11' 6" into bay. UPVC double glazed window. Coved and papered ceiling. Wired for centre light and power points. Double panel radiator to one wall. Multi fuel burner stove on tiled hearth with tiled surround. Carpet cover.

HALLWAY

Carpet cover. Wired for centre light. Smoke detector. Location of the fuse box. Door off to Boiler room and Cloakroom.

BOILER ROOM

Houses the free standing Worcester Bosch oil fired central heating boiler. Immersion heater switch. Carpet cover. Cloaks rack.

CLOAKROOM/ SHOWER ROOM

Fitted with a modern suite comprising low level WC, wash-hand basin and shower cubicle. Extractor fan. All walls tiled. Wired for centre light. Towel radiator. Tiled floor.

KITCHEN/ BREAKFAST ROOM

16' 6" x 15' 0" UPVC double glazed window and double glazed tilt and turn patio doors overlooking the side and further window to the rear with a double panel radiator situated beneath. Spotlights. Fitted with a range of base units with matching work surfaces over and a dresser style wall unit on one wall. Tiled splash back surround. Incorporated in the units is a stainless steel single drainer sink unit and mixer tap with plumbing for appliances beneath. AEG electric double oven and grill, Zanussi ceramic hob with stainless steel extractor hood over. Built-in cupboard with shelving which houses the washing machine and tumble dryer. Power points. Tiled flooring.



Staircase leads to landing area with carpet cover.

**FIRST FLOOR
LANDING AREA**

BEDROOM NO 1

14' 0" x 13' 0" into bay with views over the Bristol Channel. Plain plastered ceiling. Wired for centre light and a range of power points. Double panel radiator to one wall. Telephone point. Carpet cover.

BEDROOM NO 2

11' 6" x 10' 10" Window overlooking the side with country/coastal aspect. Plain plastered ceiling. Wired for centre light and power points. Single panel radiator to one wall. Built in wardrobe with sliding mirrored doors. Laminate flooring.

BEDROOM NO 3

11' 0" x 8' 6" maximum excluding door well. Window overlooking the rear with double panel radiator situated beneath. Wired for centre light and power points. Laminate flooring. Access into the roof space.

LUXURY BATHROOM

Fitted with a modern suite in white comprising panel bath with shower over and curtain screen, wash-hand basin with built in vanity unit and mirror inset over and low level WC. All walls ceramic tiled. Towel rail radiator. Spot light centre light. Under floor heating. Ceramic tiled floor.

EXTERNAL

Approached off a private road through double opening gates with pillars to a long driveway with lawn area on both sides, fruit trees etc. Parking for vehicles. Location of the oil storage tank. Garden shed and purpose built unit with electric light.

To the rear of the property – Large purpose built decked area and fishpond. Heated swimming pool and a further decked area beyond overlooking the coastline and fields. Outhouse for the swimming pool.



SERVICES

Mains – Water, Electricity, 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: 7th February 2012

PROCEED OF CRIME ACT 2002

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