

**ANTHONY BROWN LTD**

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

**REF NO 527D**



**10 LLANTWIT GARDENS**

**ST ATHAN CF62 4JU**

**TENURE : FREEHOLD**

**PRICE : £ 165,000**

**SITUATION & DESCRIPTION** This is a modern semi detached house with attached garage on a corner plot situated in an area of similar age and type dwellings in the village of St Athan and approximately three miles from 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 twelve miles distant and Cardiff Wales Airport is about four miles away. There are local amenities available within the village including shops, church, public houses and a primary school. Elevations of facing brick under a pitched roof with concrete interlocking tile cover. UPVC double glazed windows and gas fired central heating have been installed. All blinds, carpets and floor coverings as laid are to remain and are included in the purchase price.

**ACCOMMODATION** Approached via a Storm porch with leaded light front door leading into the entrance hall.

**RECEPTION HALL** L shaped reception hall. Smoke detector. Coved and combed artex ceiling. Wired for centre light. Single panel radiator to one wall. Fitted carpet to hall, stairs and landing. Telephone point.

**CLOAKROOM/WC** Comprising of wash hand basin and WC with ceramic tiled surround. Fittings. Ceramic tiled floor.

## **LOUNGE**

14' 6" x 13' 6" max. Window overlooking the front with blinds and a double panel radiator situated beneath. Coved and combed artex ceiling. Wired for centre light and power points. Fireplace with surround incorporating a coal effect gas fire which is independent of the central heating system. Carpet cover. Generous under-stairs broom cupboard. Door to:



## **DINING ROOM**

11' 0" x 9' 2" UPVC double glazed patio doors leading onto rear garden. Panel radiator with individual thermostat. Coved and artex ceiling. Wired for centre light and power points. Fitted carpet as lounge.

## **KITCHEN/ BREAKFAST ROOM**

11' 2" x 7' 0" . Half glazed door to the rear with glazed side panel. Fitted with a range of wall and base units with matching work surfaces over and a ceramic tiled surround incorporating a single drainer sink unit, four ring hob and oven. Breakfast bar. Coved artex ceiling. Wired for fluorescent light and power points. Ventafixture. Plumbing for appliances. Located in this room is the wall mounted gas fired boiler which serves the domestic hot water and central heating system.



Staircase leading to first floor with carpet cover.

## **FIRST FLOOR LANDING AREA**

Access into roof space. Situation of the airing cupboard copper cylinder tank. Carpet cover.

- BEDROOM ONE** 13' 0" x 10' 5" max. Window overlooking the front with vertical blinds and a panelled radiator situated beneath. Wired for light and power points. Fitted carpet.
- BEDROOM TWO** 12' 6" x 10' 6" Window overlooking the rear with a panelled radiator situated beneath. Coved and combed artex ceiling. Wired for centre light and power points. Telephone extension point. Wall to wall built in wardrobes with centre mirror. Carpet cover.
- BEDROOM THREE** 10'3" x 7'7" Window overlooking the front with vertical blinds and a panelled radiator situated beneath. Wired for light and power points. Built in wardrobes. Curtain fixtures and curtains. Carpet cover.
- BATHROOM** Obscure glazed window overlooking the rear. Fitted with a modern suite in white and comprising of a panel bath with shower head over, wash hand basin and w.c. All walls ceramic tiled surround. Ventafixture. Panel radiator. Carpet cover.
- EXTERNAL** **To the front** – Open plan garden. Side driveway for parking. Rear access
- GARAGE** Single car garage with an up and over door. Personal door to the rear garden
- To the rear.** – Principally laid to lawn. Shrubs. Greenhouse. Boundary walling. Rear paved patio. Lighting and water laid on.



- 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.

***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: 2 June 2010

**PROCEED OF CRIME ACT 2002**

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