

**ANTHONY BROWN LTD**

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

**Tel. 01446 792723**

**REF NO: 542D**



**10 STRADLING PLACE**

**LLANTWIT MAJOR CF61 1TJ**

**TENURE:FREEHOLD**

**PRICE : £174,500**

**SITUATION & DESCRIPTION** This is a traditional three bedroom semi detached house and attached garage with conservatory to the rear situated in a residential area of similar age and type dwellings 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. Elevations are of rough cast render under a pitched roof with tile cover. The property has the benefit of UPVC double glazing and a gas fired combination boiler servicing the central heating system. All carpets and floor coverings as laid are to remain and are included in the purchase price. Gardens to front and rear.

**ACCOMMODATION** Approached via a UPVC obscure glazed door into:

**RECEPTION HALL** Window to the side with blind. Staircase to first floor with carpets to hallway and stairs. Wired for centre light. Double panel radiator. Power points. Telephone point.

**LOUNGE** 15'1" x 10'8" Window overlooking the front. Wired for ceiling light. Double panel radiator to one wall. Power points. Brick fireplace incorporating an electric fire with an oak mantel over. Woodblock flooring.

## Lounge



## KITCHEN/DINING AREA

21'0" x 9'2" **To the kitchen area** – Door leading off into garage and downstairs cloakroom area. Understairs cupboard. Plumbed for appliances. Spot lights. Kitchen sink unit with mixer tap situated beneath window. Built in breakfast bar. Range of wall and base units with work surfaces over incorporating a multifunction Delonghi hob and built in cooker. Power points. Quarry tiled floor. Spot lights. **To the Dining Area** -French doors leading into the Conservatory. Location of the Rayburn solid fuel stove with top plate and oven generating heat for the central heating system. Vinyl floor.



## CONSERVATORY

Power points. Radiator to one wall. Doors leading out to the rear garden. Laminate flooring.



**SIDE HALL**

Runs alongside the property and to the rear of the garage and Utility.

**UTILITY ROOM  
(to rear of garage)**

Window overlooking the side. Wired for centre light. Wash hand basin. Sink with mixer tap with tiled surround. Wall mounted cupboard. Power points.

**GROUND FLOOR  
CLOAKROOM/WC**

Comprising of wash hand basin and low level w.c. Wired for centre light. Single panel radiator. Laminate floor.

Staircase leading to first floor:

**FIRST FLOOR  
LANDING AREA**

Window to the side. Wired for ceiling light. Smoke detector. Power point. Access to the loft space. Storage cupboard. Wood block floor.

**BEDROOM ONE**

12'3" x 10'0" Window overlooking the front and a single panel radiator situated beneath. Wired for centre light. Power points Built in cupboard in recess. Wood flooring.

**BEDROOM TWO**

12'9" x 9'3" Window overlooking the rear with a single panel radiator situated beneath. Wired for centre light. Power points. Built-in wardrobe housing the gas combination boiler which serves both the domestic and central heating system.

**BEDROOM THREE**

7'6" x 7'6" maximum. Window to the front with a single panel radiator beneath. Wired for centre light and power points. Deep built-in wardrobe with shelves. Wood flooring.

**BATHROOM**

Obscure glazed window to the rear. Sunken spotlights. Modern suite in white comprising of a panel bath and curtain with Triton shower over and part tiled walls, wash hand basin with tiled surround and w.c. Ladder radiator. Laminate tiled flooring.

**EXTERNAL**

**To the front** – Double opening gates to driveway which leads to the garage. Garden mainly laid to lawn with flower borders. Brick boundary wall. Access into Utility via UPVC double glaze door.

**GARAGE**

17'6" x 11'6" Single car garage with up and over door currently being used as a storage area. Personal door leads to the hall and Utility room off. Power laid on.

**To the rear.** – Excellent size garden mainly laid to lawn. Enclosed garden bounded by timber fencing. Small patio area -decking/chippings.



## 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: 9 July 2010

## 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.