

ANTHONY BROWN LTD

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REF NO 587D



109 EAGLESWELL ROAD

LLANTWIT MAJOR CF61 2UE

TENURE : FREEHOLD

PRICE : £125,000

SITUATION & DESCRIPTION Well maintained three bedroom family house 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, Cardiff and Bridgend whilst the M4 motorway is approximately nine miles distant and Cardiff (Wales) Airport is about seven miles away. The elevations are of cement render under a pitched roof with interlocking tiled cover. The doors and windows are UPVC double glazed and benefits from a Parkray solid fuel heating system. The accommodation is well laid out with modern fixtures and fittings - well decorated throughout.

ACCOMMODATION Approach via a double glazed pattern leaf obscure glazed door into the reception hall.

RECEPTION HALL Spacious hallway and staircase with fitted carpet leading to the first floor. Wired for centre light and power point. Telephone point. Smoke detector, Panel radiator to one wall. Laminated flooring.

LOUNGE 'L' shaped 15' 2" x 14' 5" maximum. Picture window overlooking the front with vertical blinds. Brick built fireplace with side plinth which incorporates the Parkray solid fuel central heating boiler which serves the domestic hot water and the radiators. Wired for centre light and power points. TV point. Artex ceiling. Dado rail. Laminate flooring.

**KITCHEN/
BREAKFAST ROOM**

14' 6" x 11' 4" maximum. Window overlooking the rear garden. Fitted with a range of wood base and wall units with matching work surfaces over and a ceramic tiled surround incorporating a stainless steel single drainer sink unit. Wood panelling and dado rail. Plumbing for appliances. Ceramic tiled flooring. Utility area with cloaks rack and space for fridge/freezer.



REAR HALL

Wood panel walls. Half glazed door leads to the rear garden. Cloakroom leads off.

CLOAKROOM

Obscure glazed window overlooking the rear. Fitted with a wash-hand basin and WC. Ceramic tiled surround. Ceramic tiled floor.

Staircase with polish mop stick handrail leads to first floor

**FIRST FLOOR
LANDING AREA**

Access into the roof space. Smoke detector. Power point. Carpet cover. Situation of the airing cupboard with copper cylinder tank and immersion heater. Doors off to all rooms.

BEDROOM NO 1

12' 4" x 10' 7" Window overlooking the front with vertical blinds. Wired for centre light and power points. Laminated flooring.

BEDROOM NO 2

13' 6" x 11' 4" maximum Window overlooking the rear with vertical blinds. Built in wardrobe with hanging space. Wired for light and power points. Laminated flooring.

BEDROOM NO 3

8' 8" x 7' 0" Window overlooking the front. Wood panel ceiling. Wired for centre light and power points. Laminated flooring.

LUXURY BATHROOM

Obscure glazed window overlooking the rear. Fitted with a suite in white with matching pale blue and white ceramic tiles. Comprising panel bath with Triton shower and screen over, wash-hand basin and WC. Plated taps. Laminate flooring.

EXTERNAL

To the front Open plan garden neatly laid to lawn

To the rear Low maintenance garden with raised patio area. Water laid on. Garden store. Rear access gate to parking area

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	C

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 on 5th May 2011

PROCEEDS OF CRIME ACT 2002

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