

ANTHONY BROWN LTD

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REF NO 505D



10 WALNUT GROVE

EGLWYS BREWIS, ST ATHAN CF62 4JZ

TENURE : FREEHOLD

PRICE : £ 124,950

SITUATION & DESCRIPTION A modern three bedroom semi-detached house situated in a residential area of similar type dwellings approximately one mile from the village of St Athan and two miles from the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available. Bus services run to Barry, Cardiff and Bridgend whilst the M4 motorway is approximately nine miles distant and Cardiff (Wales) Airport is about four miles away. Rail link situated at Llantwit Major and Rhoose. The elevations are of facing brick under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazing and gas fired central heating by means of a combination boiler. Curtains, carpet and floor coverings as laid are to remain and included in the purchase price. Vacant possession.

ACCOMMODATION Approach via a UPVC door with obscure glazed insets leads to the reception hall.

RECEPTION HALL Fitted carpet to the hall, stairs and landing. Cloaks rack. Location of the service meter.

LOUNGE/DINER 24' 10" x 11' 0" excluding the under stairs storage area. UPVC double glazed bay window with blinds to the front. Combed artex ceiling. Wired for two centre lights and six power points. Radiator. TV point. Further radiator with individual thermostat to the lounge area. Carpet cover. French doors lead out to the rear garden.

KITCHEN

9' 0" x 6' 0" Window overlooking the rear garden with single drainer sink unit with mixer tap fitted beneath. Fitted with a range of light colour base and wall units with charcoal matching work surfaces over and a ceramic tiled surround. Gas and electric cooker point. Wired for centre light and power points. Plumbing for appliances. Combed artex ceiling. Vinyl floor cover.



FIRST FLOOR LANDING AREA

Staircase with carpet cover leads to

UPVC obscure glazed window overlooking the side. Wired for centre light. Access into the roof space.

BEDROOM NO 1

13' 6" x 8' 1" UPVC double glazed window overlooking the front. Double panel radiator to one wall. Wired for centre light and four power points. Deep built-in wardrobe which was formerly the airing cupboard. Carpet cover.

BEDROOM NO 2

10' 7" x 8' 6" UPVC double glazed window overlooking the rear. Panel radiator to one wall. Wired for light and four power points. Carpet cover

BEDROOM NO 3

'L' shaped 9' 6" x 6' 0" UPVC double glazed window overlooking the front. Panel radiator to one wall. Wired for centre light and power points. Cupboard which houses the wall mounted gas fired combination boiler which serves the domestic hot water and the radiators. Carpet cover.

BATHROOM

Obscure glazed window overlooking the side. Newly refitted with a suite comprising panel bath, wash-hand basin and WC. Ceramic tiling around the bath area. Panel radiator. Vinyl floor cover.

EXTERNAL

To the front Open plan garden laid to lawn with pathway leading to the front door. Side gate leads to rear garden

To the rear Panel fencing and boundary walling. Centre pathway leading to the rear access and parking area

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

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 18th March 2010

PROCEEDS OF CRIME ACT 2002

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