

ANTHONY BROWN LTD

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REF NO: 545D



11 NICHOLL COURT

LLANTWIT MAJOR CF61 2LR

TENURE : FREEHOLD

PRICE : £115,000

SITUATION & DESCRIPTION A modern three bedroom end of link property situated in a residential area 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. The property has the benefit of gas fired central heating, UPVC double glazing, PVC rainwater goods, cavity wall insulation and a purpose built conservatory. Cavity wall construction under an interlocking tiled roof. All carpets and floor coverings as laid are to remain and are included in the purchase price.

ACCOMMODATION

RECEPTION HALL

Approached to the front via a UPVC glazed door and side panel into reception hall. Artex ceiling and wired for centre light. Single panel radiator. Power point. Under-stairs cloaks cupboard. Fitted carpet to hall, stairs and landing area.

CLOAKROOM

Comprising of a wash hand basin with ceramic tiled walls and low level w.c. Vinyl flooring.

KITCHEN/DINING ROOM

16'6" x 10'6" reducing to 7'0" (L shaped). Window overlooking the front with a single drainer sink unit and mixer tap fitted beneath. Track lighting. Range of base and wall units with matching work surfaces over and ceramic tiled surround. Incorporated in the units is a four burner gas hob, grill oven and fan

oven. Plumbed for appliances. Power points. Cooker point. Smoke detector. Single panel radiator. Vinyl flooring. To the dining area – Carpet cover. Wired for central lighting. Single panel radiator to one wall.



LOUNGE/DINER

16'4" x 12'1" Window overlooking the rear with a single panel radiator situated beneath. Artex ceiling and wired for centre light. Power points. Situation of the central heating thermostat. Radiator. Bradstone fireplace incorporating a gas fire with back boiler servicing both the domestic hot water and central heating system. Telephone point. Carpet cover.



REAR PORCH STUDY AREA

Plain plastered ceiling and central lighting. Half glazed door leading to:

CONSERVATORY

Purpose built UPVC conservatory. Ceramic tiled flooring. Wall lighting. Access leading out to rear enclosed garden.

Staircase to first floor with carpet cover

**FIRST FLOOR
LANDING AREA**

Wired for light and power. . Single panel radiator. Airing cupboard housing the copper cylinder tank. Access into roof space – boarded and lighting.

BEDROOM ONE

14'6" x 10'0" Window to the rear. Single panel radiator. Artex ceiling and wired for centre light. Power points. Telephone point . Built in wardrobe.

BEDROOM TWO

11'8" x 10'0" Window to the front. Single panel radiator. Wired for centre light and power points.

BEDROOM THREE

11'6" x 6'0" Window to the rear. Single panel radiator. Wired for centre light and two power points.

BATHROOM

Obscure glazed window to the front. Artex ceiling and wired for centre light. Comprising of a panelled bath, wash hand basin and low level w.c. Ceramic tiled walls. Single panel radiator. Vinyl flooring.

EXTERNAL

To the front – Laid to lawn with pathway. Wall to the side and wrought iron gate.



To the rear. –Paved patio. Garden store. .Screen of trees. Border fencing.

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: 21 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.