

**ANTHONY BROWN LTD**

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

**REF NO:564D**



**12 HARDING CLOSE**

**BOVERTON, LLANTWIT MAJOR CF61 1GX**

**TENURE : FREEHOLD**

**PRICE : £179,950**

**SITUATION & DESCRIPTION** Modern well maintained two storey detached three bedroom property with integral garage situated in a cul-de-sac of similar age dwellings in a residential area near 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 is of cavity wall construction with facing brick elevations under a pitched roof with concrete tile cover and benefits from gas fired central heating together with UPVC double glazing. All carpets and floor coverings as laid are to remain and are included in the purchase price. Well kept gardens to the front and rear with open outlook.

**ACCOMMODATION**      Approached via a half double obscure glazed door into

**ENTRANCE HALL**      Telephone point. Wired for centre light. Cloaks rack. Fifteen panel glazed door leading into:

**LOUNGE/DINER**      23' 0" x 11' 0" maximum. Window overlooking the front and rear with double panelled radiators fitted beneath each window. Coved ceiling and wired for two ceiling lights. Floor mounted gas fire with hearth which is independent of the central heating and domestic hot water system. TV socket and five power points. Location of the central heating thermostat. Carpet cover.

## Lounge/Diner



## KITCHEN

11' 6" x 8' 3" maximum. Window overlooking the rear and door leading to the rear. Wired for fluorescent strip light, cooker point and power points. Fitted with a range of base and wall units with work surfaces over and incorporating a stainless steel single sink unit. Plumbed for automatic washing machine. Wall tiled to half height. Located in this room is the wall mounted Baxi gas fired central heating boiler which serves both the domestic hot water and central heating system. Good size under-stairs storage cupboard. Vinyl floor tiles.



Staircase leading to first floor:

## FIRST FLOOR LANDING AREA

Wired for ceiling light. Power point. Single panel radiator. Doors off to all rooms. Book shelves. Access into roof space with lighting via a pull down ladder.

## BEDROOM ONE

14' 0" x 11' 2" maximum. Window overlooking the rear garden with a single panel radiator situated beneath. Wired for ceiling light and power points.

## BEDROOM TWO

11' 0" x 8' 3" maximum. Window overlooking the front with a single panel radiator situated beneath. Wired for light and two power points. Recess with built-in wardrobes with louvre doors providing hanging and shelving space.

### **BEDROOM THREE**

8' 2" x 8' 2" Window to the front with a single panelled radiator fitted beneath. Wired for light and power points.

### **BATHROOM**

Obscure glazed window to the rear. Coloured bathroom suite comprising of a bath, pedestal wash hand basin, low level w.c. Walls part ceramic tiled in places. Single panel radiator. Located in this room is the airing cupboard housing the lagged copper tank and shelving.

### **EXTERNAL**

**To the front** – Well laid open plan garden to lawn with shrubs. Concrete driveway leading to garage.

### **INTEGRAL GARAGE**

17' 9" x 7' 8" Single car garage with a metal up and over door. Wired for light and power. Situation of the gas meter and fuse boxes. Water laid on.

**To the rear.** – Paved patio with lawn beyond and mature shrubs overlooking Ogney Brook and public open space.



### **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: 26<sup>th</sup> November 2010

### **PROCEED OF CRIME ACT 2002**

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