

ANTHONY BROWN LTD

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REF NO 502D



12 LLYS DEWI

LLANTWIT MAJOR CF61 2UB

TENURE : FREEHOLD

PRICE : £187,500

SITUATION & DESCRIPTION A modern very well presented three bedroom semi-detached house and garage with good size garden to front and rear situated in a small cul-de-sac western side 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 facing brick and conglomerate stone under a pitched roof with interlocking tiled cover. PVC rainwater goods. The property has the benefit of UPVC double glazed windows and gas fired central heating. All CARPETS and curtains together with many extras are to remain and included within in the purchase price. NO CHAIN.

ACCOMMODATION Approach via a storm porch with pitched roof and UPVC obscure glazed panel door leading to the reception hall.

RECEPTION HALL Wired for centre light and power points. Central heating thermostat. Carpet cover. Louvre doors to cloaks cupboard with hanging space and shelving.

LIVING ROOM 15' 6" x 10' 9" UPVC double glazed window overlooking the front with double panel radiator fitted beneath. Combed artex ceiling. Wired for centre light and a range power points. Telephone point. Fifteen panel glazed doors lead to the kitchen/dining room.

**KITCHEN/
DINING ROOM** 14' 2" x 10' 9" Window overlooking the rear garden **Kitchen area** Well equipped and fitted with a range of base and wall units with matching work surfaces over and a ceramic tiled surround incorporating a one and half bowl sink unit with mixer tap. Spice cupboards. Plumbing for appliances. Wired for centre light and a range of power points. Vinyl wood grain floor. Appliances within the kitchen are available under separate cover. **Dining area** French doors lead out to the rear garden. Wired for centre light and power points. Single panel radiator.

Living room.



Kitchen



Polished staircase with newels and carpet cover leads to

**FIRST FLOOR
LANDING AREA**

Window overlooking the side and single panel radiator fitted beneath. Access into the roof space by way of a pull down ladder which is boarded and has strip lighting.

BEDROOM NO 1

'L' shaped 11' 9" x 9' 9" maximum. Window overlooking the rear with panel radiator fitted beneath. Range of built-in wardrobes and cupboards to remain if required. Wired for centre light and power points.

BEDROOM NO 2

'L' shaped 10' 0" x 9' 9" maximum. Window overlooking the front with panel radiator fitted beneath. Artex ceiling. Wired for centre light and power points. Airing cupboard housing the copper cylinder tank.

BEDROOM NO 3

7' 0" x 6' 8" Window overlooking the front with panel radiator fitted beneath. Built-in book shelves. Wired for light and power points. (presently used as a study).

BATHROOM

Obscure glazed window overlooking the rear. Fitted with a new modern suite comprising panel bath with shower head and curtain screen, wash-hand basin and WC. All walls are ceramic tiled. Towel radiator. Wired for sunken ceiling lights and shaver point. Extractor unit. Ceramic tiled floor.

EXTERNAL

To the front Neatly laid to lawn. Driveway with parking for two vehicles leads to the garage.

GARAGE

Good size garage with Up and Over door. Power points. Wall mounted gas fired central heating boiler which serves the domestic hot water and the radiators. Window to the rear. UPVC double glazed door to the side. Pitched roof with storage space.

To the rear Paved patio area with an electric powered canopy. Outside light and power. Water laid on. Laid to lawn. Pagoda with lighting. Border fencing. Satellite dish.



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 3rd March 2010

PROCEEDS OF CRIME ACT 2002

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