

## **ANTHONY BROWN LTD**

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

### **REF NO: 585D**



**13 CASTLE COURT**

**LLANTWIT MAJOR CF61 1SX**

**TENURE : FREEHOLD**

**PRICE : £195,000**

**SITUATION & DESCRIPTION** This is a modern three bedroom semi detached house with garage first occupied in 1972. Situated in a sought after area in the old part of town and 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, Bridgend and Cardiff whilst the M4 motorway is approximately nine miles distant and Cardiff Wales Airport is about seven miles away. The elevations are of reconstituted stone and smooth render under a pitched roof with concrete tile cover. The property has the benefit of gas fired central heating with radiators having individual thermostats, UPVC double glazing and Solar Panels which provide energy for the domestic system. All carpets and floor coverings as laid are to remain and are included in the purchase price. Established gardens to front and rear. **VACANT POSSESSION.**

**ACCOMMODATION** Approached via clear glass UPVC doors into a Porchway. Tiled floor. Glazed door and side panel leading into the reception hall

**RECEPTION HALL** Staircase leads to first floor. Wired for centre light and power points. Smoke detector. Cloaks rack. Single panel radiator to one wall. Carpet cover.

**LOUNGE/DINER** 22' 6" x 11' 6" reducing to 9' 0" to the Dining area. UPVC Georgian style window overlooking the front. Combed artex ceiling. Wired for centre light and power points. TV socket. Conglomerate stone fireplace incorporating a log/coal effect fire which is independent of the central heating system. Carpet cover.

**To the Dining Area** –Window overlooking the rear garden. Combed artex ceiling. Wired for centre light and power points. Double panel radiator.



**KITCHEN/BREAKFAST ROOM**

13' 0" x 10' 0" maximum. Window overlooking the rear and half glazed door leads out to the rear garden. Fitted with a range of base and wall units with matching work surfaces over and incorporating a single drainer sink unit. Ceramic tiled walls and floor. Wired for fluorescent lighting and power points. Radiator. Plumbed for appliances. Location of the wall mounted gas fired boiler which serves both the central heating and domestic system.

**FIRST FLOOR LANDING AREA**

Traditional staircase to first floor landing area with window overlooking the side. Access from landing area into roof space by means of a pull down ladder. (Roof space equipped with lined solar panels, lighting and partial boarded.) Location of thermostat for the central heating system.

**BEDROOM ONE**

12' 2" x 11' 0" Window to the front. Double built in wardrobe with shelves. Artex ceiling. Wired for centre light and power points. Location of the airing cupboard with hot water cylinder tank.

**BEDROOM TWO**

11' 2" x 11' 0" Window to the rear. Artex ceiling. Wired for centre light and power points. Panelled radiator. Carpet cover.

**BEDROOM THREE**

10' 0" x 7' 4" L shaped. Window to the front. Wired for centre light and power points. Panelled radiator to the one wall. Deep built in cupboard. Carpet cover.

**BATHROOM**

Obscure glazed UPVC window to the rear. Fitted with a modern suite in white comprising of a bath with Triton shower and screen over and wash hand basin. Part ceramic tiled walls and flooring.

**SEPARATE WC**

Window to the side. Fitted with a low level WC. Panel radiator. Tiled walls and floor.

**EXTERNAL**

**To the front** – Approached via a dwarf stone wall and driveway. Established garden laid to lawn with mature shrubs.

- DETACHED GARAGE**      Good size detached garage with an up and over door and window to the side. Fluorescent lighting
- To the side** – Pathway to the side leading to rear garden.
- To the rear.** – Walled garden. Water and lighting laid on.
- 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.
- COUNCIL TAX BAND:**      **E**

*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: 7<sup>th</sup> April 2011

**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.