

## **ANTHONY BROWN LTD**

Gwent House, East Street, Llantwit Major CF61 1XY, Vale of Glamorgan

Tel. 01446 792723

**REF NO 459D**



**13 GLEBELAND PLACE**

**ST ATHAN VILLAGE CF62 4PQ**

**FREEHOLD**

**PRICE : £ 149,500**

**SITUATION & DESCRIPTION** This is an established three bedroom semi-detached house situated in a residential area of similar age and type dwellings in the village of St Athan with local shops and a school. Bus services run to Llantwit Major, Barry, Cardiff and Bridgend whilst the M4 motorway is approximately nine miles distant and Cardiff (Wales) Airport is about seven miles away. Rail link situated in Llantwit Major and Rhoose. Traditional cavity wall construction with elevations of roughcast render under a pitched roof with a slate cover. The property has the benefit of gas fired central heating and UPVC double glazing. All carpets and floor coverings as laid are to remain and are included in the purchase price.

**ACCOMMODATION** Approach via an obscure pattern glazed UPVC door into:

**RECEPTION HALL** Wired for centre light, Smoke detector. Doorbell. Telephone point. Single panel radiator to the one wall with individual thermostat.

**CLOAKROOM** Obscure glazed UPVC window overlooking the front. Fitted with a low level WC. Vinyl flooring. Location of the electricity meter.

**LIVING ROOM** 13' 2" x 12' 0" UPVC double glazed window overlooking the rear garden. Coved ceiling. Wired for centre light and power points. Fireplace with hearth and mantle incorporating a Baxi Bermuda gas fire which serves both the domestic and central heating system. Double panel radiator with individual thermostat to one wall.

**DINING ROOM**

10' 0" x 9' 0" UPVC double glazed window overlooking the front garden with a double panel radiator fitted beneath. Original tiled fireplace remains within this room. Wired for centre light. Carpet cover.

**KITCHEN/BREAKFAST ROOM**

15' 4" x 6' 10" Windows over looking the side and rear. Fitted with a range of base and wall units with matching work surfaces over and a ceramic tiled surround. Wired for light and power points. Single panel radiator with individual thermostat. Under-stairs storage cupboard. Vinyl flooring.

**SIDE & REAR HALL**

Half glazed door leading to the rear garden. Obscure window overlooking the side. Tiled walls.

**SHOWER ROOM**

Comprising of a shower cubicle, wash hand basin and w.c. Ceramic tiled walls. Single panel radiator to one wall.

Dogleg staircase with windows heading the landing.

**FIRST FLOOR LANDING AREA**

UPVC double glazed window to the front. Wired for light. Access into roof space.

**BEDROOM NO 1**

13'2" x 7'10" Window overlooking the rear. Single panel radiator to the one wall. Wired for centre light and power points. Located in this room is the airing cupboard housing the copper cylinder tank.

**BEDROOM NO 2**

10' 6" x 7' 8" Window overlooking the front. Single panel radiator. Wired for light and power points. Carpet cover.

**BEDROOM NO 3**

10' 6" x 10' 0" Window overlooking the rear. Single panel radiator to the one wall. Wired for light and power points. Carpet cover.

**BATHROOM**

Obscure glass window overlooking the side. Fitted with a suite comprising panel bath with shower over and curtain screen, wash-hand basin and WC. Ceramic tiled. Single panel radiator.



**EXTERNAL**

**To the front.** Double gates opening onto driveway. Garden laid to lawn. Bounded by brick wall and hedging.

**To the rear** Large established rear garden principally laid to lawn. Patio area. Boundary walling

<b>SERVICE</b>	Mains – Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulations.
<b>VIEWING</b>	At any reasonable time with the Agent as above.
<b>LOCAL AUTHORITY</b>	Vale of Glamorgan Council, Civic Offices, Holton Road, Barry. Council Tax Band C

***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: 16<sup>th</sup> November 2009

**PROCEEDS 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,