

ANTHONY BROWN LTD

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REF NO:605D



15 CHURCH MEADOW

BOVERTON CF61 2AT

TENURE:FREEHOLD

PRICE:£137,500

SITUATION & DESCRIPTION This is a modern well maintained semi detached house with attached garage located in a quiet cul-de-sac in Church Meadow close to 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 facing brick and part rendered elevations under a pitched roof with concrete interlocking tile cover. Benefits from gas central heating UPVC double glazing, gas fired central heating by means of a combination boiler. All carpets and floor coverings as laid are to remain and are included in the purchase price. Well maintained open plan front garden and enclosed rear garden.

ACCOMMODATION Approached to the front via a UPVC door into:

RECEPTION HALL Ceramic tiled floor. Panel radiator to one wall. Coved, plain plastered ceiling and wired for centre light. Location of the service meters.

KITCHEN 10'0" x 7'0" UPVC window overlooking the front. Fitted kitchen from IKEA with an excellent range of base and wall units with matching work surfaces over, incorporated in the units is a Belfast sink with mixer tap, built in Dishwasher and fridge/freezer. Cooker hood. Choice of gas/electric for cooking. Plumbing for appliances. Power points. Plain plastered ceiling with spot lighting. Ceramic tiled flooring.

kitchen



LOUNGE/DINING ROOM

17'3" x 11'9" UPVC French doors leading onto the rear garden. Coved, Plain plastered ceiling with centre lighting. Wall lighting. Power points. Telephone point. Two double radiator one with cover over. Carpet cover. Staircase to first floor.



FIRST FLOOR LANDING AREA

Staircase to first floor landing area with carpet cover as Lounge/ Dining Room. Plain plastered ceiling and wired for light. Access from landing area into roof space by means of a pull down ladder. Power point. Pinewood doors off to all rooms.

BEDROOM ONE

12'6" x 9'0" Window overlooking the rear with a single panel radiator beneath. Coved, Plain plastered ceiling and wired for centre lighting. Power points. Pinewood built -in double wardrobe.

BEDROOM TWO

11'6" x 7'0" UPVC Window overlooking the front. Coved, Plain plastered ceiling and wired for centre light. Double built-in wardrobe. Power points. Telephone point, Panelled radiator. Carpet cover.

BATHROOM

Obscure glazed UPVC window with blind. Luxury bathroom with a modern suite in white comprising of a rolled top bath with central taps and shower head over, wash hand basin, w.c. Towel radiator. Ceramic tiled walls and floor.



EXTERNAL

To the front –Established low maintenance garden with chippings and mature shrubs. Outside water laid on.

GARAGE

Driveway to a single car garage with an up and over door. Power and water laid on. Access from garage to rear garden. Location of the gas combination boiler which serves both the domestic and central heating system.

To the rear. – Enclosed garden. Patio area with stone walling. Borders with mature shrubs. .



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: 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: 8th July 2011

PROCEED OF CRIME ACT 2002

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