

ANTHONY BROWN LTD

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REF NO: 555D



15 DENBIGH DRIVE, BOVERTON

LLANTWIT MAJOR CF61 2GQ

TENURE : FREEHOLD

PRICE : £145,000

SITUATION & DESCRIPTION A modern three bedroom end of link house with first occupied in the early 70s and situated in a cul de sac 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, 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 facing brick with an interlocking tiled roof. UPVC double glazing, PVC rainwater goods and gas fired central heating has been installed. The property has a purpose built detached garage/workshop to the rear with a further single car garage in a block.

ACCOMMODATION Approached via a UPVC half glazed door with side panel leading into

RECEPTION HALL Wired for centre light. Cloaks rack. Single panel radiator to one wall. Cupboard housing the gas service meter. Polished wood floor. Door leading to:

LOUNGE/DINER 15' 8" x 14' 0" UPVC double glazed window overlooking the rear. Panelled radiator to the one wall. Wired for two centre lights and power points. TV socket. Wall mounted gas fire which is independent of the central heating system. Curtain poles. Carpet cover.

KITCHEN/DINER

14' 8" x 9' 6" **To the kitchen area** –Window overlooking the rear. Fitted with a range of base units with work surfaces over and a ceramic tiled surround. Wired for centre light. Plumbing for appliances. Power points. Location of the Ideal Classic wall mounted gas boiler which serves both the domestic and central heating system. Vinyl floor covering. Half glazed door leading to rear garden.

To the Dining area – Carpet tiles. Window overlooking the front. Panelled radiator to the one wall. Power points. Telephone point. Wired for centre lighting. Smoke detector. Central heating thermostat.

**FIRST FLOOR
LANDING AREA**

Access into roof space. Wired for centre light.

BEDROOM ONE

11' 0" x 10' 0" maximum. Window overlooking the front with a panel radiator situated beneath. Wired for centre light and power points. Wall cupboards with lighting over bed space. Wardrobe with side shelves.

BEDROOM TWO

10' 0" x 9' 4" Window overlooking the front with a panelled radiator situated beneath. Wired for centre light and power points. Built in wardrobe with side shelves and cupboards with lighting over bed space.

BEDROOM THREE

7' 10" x 6' 1" Window overlooking the rear. Sunken ceiling lighting and power points. Panelled radiator. Built in top cupboards. Shelving.

BATHROOM

Obscure glazed window to the rear. Bathroom comprising of a panel bath with shower head off the bath, wash hand basin and WC. Panelled radiator. Located in this room is the airing cupboard housing the copper cylinder tank .

EXTERNAL

To the front – Principally laid to lawn. California screen walling. Side access to the rear.

To the rear. – Patio area laid with shale. Water laid on. Purpose built garage and workshop (overall area 29'0" x 9'0") in facing brick and pitched roof with PVC rainwater goods, two side entrances and two up and over electronic doors. Power points. Fluorescent lighting.



GARAGE	Single car garage in a block – Power laid on. Outside lighting.
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: 21 September 2010

PROCEED OF CRIME ACT 2002

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