

ANTHONY BROWN LTD

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REF NO 549D



15 REGENCY CLOSE

LLANTWIT MAJOR CF61 2XW

TENURE : FREEHOLD

PRICE : £ 169,500

SITUATION & DESCRIPTION This is a modern Georgian style three bedroom semi-detached house and garage located at the head of a cul-de-sac and situated 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 smooth render under a pitched roof with interlocking tiled cover. The property was first occupied in the mid 1970's and has the benefit of UPVC double glazed windows and doors, PVC rainwater goods and soffits together with gas fired central heating. Neatly laid mature gardens to the front, side and rear

ACCOMMODATION Approach via a obscure glazed UPVC door into a traditional reception hall.

RECEPTION HALL Plain plastered ceiling. Wired for centre light and power point. Fitted carpet to the hall stairs and landing. Single panel radiator. Telephone point. Generous size under stairs cloaks cupboard with shelving and the service meters.

LOUNGE/DINING AREA UPVC bow window overlooking the front. Coved and artex ceiling. Wired for centre light and power points. **Lounge area 12' 10" x 10' 10"** Local stone built fireplace and hearth which incorporates a gas fire which is independent of the central heating system. Double panel radiator. Wall light fittings. TV point. **Dining area 10' 7" x 8' 8"** Double panel radiator. French doors lead out to the rear garden.



KITCHEN

10' 8" x 8' 1" Window overlooking the rear and door leading out onto the rear garden. Fitted with a range of base and wall units with matching work surfaces over and a ceramic tiled surround incorporating a single drainer sink unit with mixer tap together with a built-in cooker, gas hob and extractor unit. Plumbing for appliances. Wired for centre light and power points. Plain plastered ceiling. Situation of the wall mounted gas fired combination boiler which serves the domestic hot water and the radiators. Vinyl floor cover.



Staircase leads to

**FIRST FLOOR
LANDING AREA**

Good size landing area with built-in cupboard with shelving (formerly the airing cupboard). Access into the roof space. Wired for light and power point.

BEDROOM NO 1

10' 4" x 9' 11" Window overlooking the front and panel radiator with individual thermostat fitted beneath. Wired for centre light and power points. Carpet cover.

BEDROOM NO 2

10' 11" x 10' 4" Window overlooking the rear. Two double wardrobes with centre mirror. Wired for light and power points. Plain plastered ceiling. Carpet cover.

BEDROOM NO 3

7' 7" x 6' 6" Window overlooking the rear. Radiator. Wired for light and power points. Carpet cover.

BATHROOM

Obscure glazed window overlooking the front. Fitted with a modern suite in white comprising panel bath with Triton shower and screen over, wash-hand basin and WC. Ceramic tiled surround. Tiled floor.

EXTERNAL	To the front Driveway leads to the garage. Principally laid to lawn. Shrubs to the side and timber gate leads to the rear.
GARAGE	Single car garage with an Up and Over door. Power and water laid on. Personal door which leads to the rear garden. To the rear Garden neatly laid with patio area and established borders and shrubs. Timber boarded fencing.
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 18th August 2010

PROCEEDS OF CRIME ACT 2002

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