

ANTHONY BROWN LTD

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REF NO 523D



15 TENNYSON WAY

LLANTWIT MAJOR CF61 1WY

TENURE : FREEHOLD

PRICE : £ 275,000

SITUATION & DESCRIPTION This is a modern four bedroom detached family house with integral garage situated at the commencement of a cul-de-sac overlooking countryside 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 facing brick under a pitched roof with interlocking tiled roof. The property has the benefit of gas fired central heating. Mature open plan garden to the front and enclosed rear garden.

ACCOMMODATION Approach via a part glazed wooden door to reception hall.

RECEPTION HALL Coved ceiling. Wired for centre light. Polished wood block flooring. Telephone point.

CLOAKROOM Obscure glazed window overlooking front. Fitted with a wash-hand basin and WC with ceramic tiled surround. Single panel radiator. Ceramic tiled floor.

LOUNGE 16' 0" x 12' 8" Window overlooking the front. Coved and combed artex ceiling. Wired for centre light and a range of power points. VHF point. Sky point. Fireplace with conglomerate hearth and wood surround which incorporates a gas fire which is independent of the central heating system. Single panel radiator to the front wall and further single panel radiator to the side. Central heating thermostat. Staircase to first floor. Carpet cover. Archway leads to

DINING ROOM	12' 6" x 10' 6" Window overlooking the side with two single panel radiators fitted. Double glazed sliding doors leads to the rear garden. Coved and combed artex ceiling. Wired for centre light and power points. Polished wood block floor. Door to
KITCHEN/ BREAKFAST ROOM	12' 2" x 12' 0" maximum, Window overlooking the rear garden. Fitted with a range of base and wall units with matching work surfaces and a ceramic tiled surround. Incorporated in the units is a one and half bowl single drainer unit with mixer tap. Single panel radiator. Wired for centre light, power points and cooker point. Gas cooker point. Coved ceiling. Plumbing for appliances, Ceramic tiled floor. Under stairs storage cupboard. Obscure glazed door leads to the side.
FIRST FLOOR LANDING AREA	Wired for centre light and power point. Carpet cover.
BEDROOM NO 1	11' 10" x 10' 0" Window overlooking the rear with single panel radiator fitted beneath. Wired for centre light and power points. Sky TV point. Artex ceiling. Double built-in mirror wardrobes with sliding doors. Laminated floor. Door leads off to
EN-SUITE	Window with roller blind overlooking the rear. Fitted with a circular shower cubicle and WC. Vanity unit. Walls ceramic tiled. Stainless steel towel rail. Single panel radiator. Wired for light and shaver point. Vinyl floor cover.
BEDROOM NO 2	12' x 9' Secondary glazed window overlooking the front with single panel radiator fitted beneath. Artex ceiling. Wired for centre light. Two double built-in wardrobes with head cupboards. Carpet cover.
BEDROOM NO 3	14' x 7' 10" Velux window into the skyline. Single panel radiator to one wall. Wired for light and a range of power points. Telephone point. Built-in cupboard with access into the roof storage space. Laminated flooring. (this room is currently used as a study)
BEDROOM NO 4	8' 4" x 6' 9" Secondary glazed window overlooking the front. Artex ceiling. Wired for centre light and power points. Built-in cupboards. Tongue and groove polished floor.
FAMILY BATHROOM	Obscure glazed window overlooking the rear. Fitted with a modern suite comprising panel bath with shower head over, wash-hand basin and WC. Single panel radiator. Wired for light and shaver point. Ceramic tiled walls, Ceramic tiled floor.
EXTERNAL	To the front Approached via a driveway which leads to the garage. Open plan lawn area and established shrubs. External light.
GARAGE	Single car garage with Up and Over door. Wired for light. Stud partition area to the rear which is currently used as a dog kennel with enclosed run in garden. Power point. Situation of the wall mounted gas fired boiler which serves the domestic hot water and the radiators. Side door. To the side is an enclosed covered and paved area with power and lighting. To the rear Paved patio. Newly laid out as wildlife/kitchen garden. External light. Garden shed (7') and greenhouse (10' x 8'). Timber boarded fencing. Garden measures approximately 22m x 11m.

**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 24th May 2010

PROCEEDS OF CRIME ACT 2002

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