

ANTHONY BROWN LTD

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REF NO 454D



16 CRAWSHAY DRIVE

LLANTWIT MAJOR CF61 2LH

TENURE : FREEHOLD

PRICE : £ 97,500

SITUATION & DESCRIPTION Well presented modern two bedroom terraced house 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 facing brick under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows and doors, PVC rainwater goods and gas fired heating. The property is very well maintained both internally and externally and many extras are included within the purchase price. Hard standing to the rear for vehicle parking.

ACCOMMODATION Approach via a UPVC glazed door and obscure glazed side panel to the reception hall.

RECEPTION HALL Traditional hallway with staircase leading to the first floor. Doorbell. Wired for light and power point. Double panel radiator. Central heating thermostat. Fitted carpet to hall, stairs and landing.

LIVING ROOM 'L' shaped measuring 14' 0" x 13' 6" maximum. Large double glazed opening French doors to the front. Location of the floor mounted gas fire with living flame and back boiler set on a ceramic hearth providing energy for the radiators and domestic hot water system. Wired for light and power points. TV point. Telephone point.

**KITCHEN/
BREAKFAST ROOM**

12' 0" x 10' 6" UPVC double glazed window overlooking the rear and UPVC door giving access to the rear garden. Refurbished with a range of wood base and wall units with matching work surfaces over incorporating a one and half bowl sink unit with mixer tap, ceramic hob, split level oven, grill and extractor hood. All walls ceramic tiled to full height. Plumbing for appliances. Wall mounted chrome heated towel rail. Cushion flooring.



**CLOAKROOM/
UTILITY AREA**

Fitted with a low level WC. Vanity unit. Ceramic tiled walls, Ceramic tiled floor. Cloaks rack. Power points.

**FIRST FLOOR
LANDING AREA**

Spacious landing area. Access into the roof space. Situation of the airing cupboard with copper cylinder tank and immersion heater.

BEDROOM NO 1

13' 4" x 11' 2" Window overlooking the front with vertical blinds. Dimplex wall heater. Wired for centre light and power points. Telephone point. Wall to wall built-in wardrobes with sliding doors and further walk-in wardrobe with hanging space. Carpet cover.

BEDROOM NO 2

13' 3" x 8' 0" Window with blinds overlooking the rear. Wired for centre light and a range of power points. Fitted carpet.

BATHROOM

Obscure glazed window overlooking the rear. Fitted with a modern suite comprising panel bath with shower and concertina screen over and wash-hand basin. All wall ceramic tiled. Single panel radiator. Carpet cover

SEPARATE WC

Obscure glazed window to the rear. Fitted with a low level WC. Carpet cover.

EXTERNAL

To the front Approached via a wrought iron gate. Neatly laid to lawn with mature shrubs. Bounded both sides by cock and hen concrete walling.

To the rear Outside light. Purpose built garden store. Wooden decked area. Bounded by timber boarded fencing with rear gate giving access to the rear and parking area.

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 4th July 2009

PROCEEDS OF CRIME ACT 2002

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