

ANTHONY BROWN LTD

Gwent House, East Street, Llantwit Major CF61 1XY, Vale of Glamorgan Tel 01446 792723

REF NO 516D



16 GILESTON ROAD

ST ATHAN VILLAGE CF62 4PZ

TENURE : FREEHOLD

PRICE : £140,000

SITUATION & DESCRIPTION This is a three bedroom double fronted family house situated in a residential area in the village of St Athan with local shops and a school. Bus services run to Llantwit Major, Barry, Cardiff and Bridgend whilst the M4 motorway is approximately nine miles distant and Cardiff (Wales) Airport is about three miles away. Rail link situated at Llantwit Major and Rhoose. The elevations are of roughcast render under a pitched roof with interlocking tiled cover. UPVC double glazed windows and doors and gas fired central heating has been installed. PVC rainwater goods. Neatly laid good size gardens to the front and rear

ACCOMMODATION Approach via a UPVC glazed door to an enclosed porchway and further glazed door leads to the reception hall.

RECEPTION HALL Staircase with carpet cover leads to first floor. Wired for ceiling light. Smoke detector. Central heater timer. Carpet cover to hall, stairs and landing area.

LIVING ROOM 15' 0" x 10' 3" Window with blinds overlooking the front. Artex ceiling. Wired for two centre lights and power points. Telephone point. Single panel radiator. Floor mounted Baxi Bermuda gas fire with log/coal effect which serves the domestic hot water and the radiators. Carpet cover. Deep cloaks cupboard with shelving.

Living room



KITCHEN/ BREAKFAST ROOM

16' 0" x 10' 10" reducing to 6' 6" Windows overlooking the rear and to the side and half glazed door leads out onto the rear garden. **Kitchen area** Fitted base units and a single drainer sink unit and a ceramic tiled surround. Wired for light and a range of power points. Plumbing for appliances. Vinyl floor cover. **Breakfast area** Double panel radiator. Power points. Carpet cover.

CLOAKROOM

Obscure glazed window overlooking the rear. Fitted with a low level WC. Single panel radiator.

SITTING ROOM

15' x 11' 8" Window overlooking the front and French patio doors leading to the rear. Facing brick fireplace with dog grate and hearth. Two panel radiators. Wired for centre light and power points.



Staircase leads to

FIRST FLOOR LANDING AREA

Window overlooks the rear garden with panel radiator fitted beneath. Smoke detector. Doors off to all rooms

BEDROOM NO 1

12' x 11' 10" maximum. Window overlooking the front. Panel radiator to one wall. Built-in wardrobe with sliding doors. Wired for light and power points. Telephone extension point. Fitted carpet. Location of the airing cupboard with copper cylinder tank.

BEDROOM NO 2 16' 5" x 7' 0" maximum excluding the deep stairwell. Window overlooking the front and panel radiator to the side wall. Wired for centre light and power points.

BEDROOM NO 3 13' 0" x 8' 0" Window overlooking the rear. Wired for centre light and power points. Access into the roof space. Carpet cover.

BATHROOM Obscure glazed window to the rear. Fitted with a suite comprising panel bath with shower and screen over, wash-hand basin and WC.

EXTERNAL **To the front** Stone boundary wall and pathway leads to front entrance door. Garden neatly laid to lawn with mature borders.

To the rear Established good size garden neatly laid to lawn with centre pathway. Fruit trees. Garden shed. Greenhouse. Water laid on.



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 29th April 2010
PROCEEDS OF CRIME ACT 2002

Anthony Brown Ltd is obliged to report any knowledge or suspicion of money laundering to NCIS – National Criminal Intelligence Service – and should such a report prove necessary are precluded from conducting any further professional work without consent from NCIS.