

ANTHONY BROWN LTD

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REF NO 559D



17 CARMARTHEN CLOSE, BOVERTON

LLANTWIT MAJOR CF61 2GL

TENURE : FREEHOLD

PRICE : £ 139,950

SITUATION & DESCRIPTION This is a well maintained three bedroom two storey terraced house with garage situated in a residential area 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 property is of traditional cavity wall constructions with elevations of facing brick under a pitched roof with interlocking tiled cover. Gas fired central heating has been installed and the windows and doors are UPVC double glazed. All carpets as laid are to remain and included in the purchase price.

ACCOMMODATION Approach via a storm porch with UPVC obscure glazed door and side panel into the reception hall.

RECEPTION HALL Tile flooring. Pine wood panelling and display unit with shelving. Cupboard which houses the gas service meter. Wooden door with glazed inset panel leads into the lounge.

LOUNGE 15' 1" x 14' 4" UPVC double glazed window overlooking the front. Wooden Adam style fireplace incorporating an electric fire. Double panel radiator to one wall. Coved ceiling. Wired for two spotlights and power points. Telephone point. Fitted carpet. Staircase with fitted carpet leads to first floor and small archway leads into the kitchen/dining room.

KITCHEN/ DINING ROOM

15' 1" x 10' 4" **To the kitchen area** UPVC double glazed window overlooking the rear garden and single drainer sink unit with mixer tap fitted beneath. Fitted with a range of modern base and wall units with matching work surfaces over with ceramic tiled surround. Incorporated in the units is a four ring hob and oven with extractor unit over. Ceramic tiled floor. Coved and artex ceiling. Wired for two centre light and power points. Situation of the Main gas fired combination boiler which serves the domestic hot water and the radiators. **To the dining area** French doors lead out onto the rear decked area and garden.



FIRST FLOOR LANDING AREA

Wired for centre light and power point. Radiator. Access to the loft space. Doors off to all rooms.

BEDROOM NO 1

12' 9" x 11' 0" maximum. UPVC double glazed window overlooking the front. Single panel radiator to one wall. Wired for centre light and power points. TV point. Carpet cover.

BEDROOM NO 2

11' 0" x 10' 2" maximum. UPVC double glazed window overlooking the rear with school playing fields beyond and single panel radiator fitted beneath. Wired for centre light and power points. Carpet cover.

BEDROOM NO 3

8' 0" x 6' 4" UPVC double glazed window overlooking the rear with single panel radiator fitted beneath. Wired for light and power points. Wooden shelf. Carpet cover.

FAMILY BATHROOM

Fitted with a modern suite in white comprising panel bath with Triton Madrid electric shower and screen fitted over, wash-hand basin and vanity unit and WC. Ceramic tiled walls. Tiled wall mirror and medicine cabinet. Small double panel radiator. Laminate flooring. Situation of the airing cupboard with shelving.

EXTERNAL

To the front Wooden fencing and pathway leads to the front entrance door. Lawn area with borders and chippings.

To the rear Brick boundary wall. Decked area. Small lawn area and wooden gate and fencing leads to the garage. Water laid on.

GARAGE

Single car garage with Up and Over door situated in a block.



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 5th October 2010

PROCEEDS OF CRIME ACT 2002

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