

ANTHONY BROWN LTD

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

REF NO 529D



18 GLYNDWR AVENUE

ST ATHAN CF62 4PP

TENURE:FREEHOLD

PRICE £169,950

SITUATION & DESCRIPTION This is a well presented extended three bedroom, two reception room semi detached house situated in a residential area of similar age and type dwellings in the village of St Athan which is approximately three miles from the town of Llantwit Major where there are shopping, educational and recreational facilities available. Rail links at Llantwit Major and Rhoose. Bus services run to Barry, Bridgend and Cardiff whilst the M4 motorway is approximately nine miles distant and Cardiff Wales Airport is about three miles away. The property is of traditional cavity wall construction with elevations of roughcast render under a pitched roof with tile cover. Gas fired central heating. UPVC double glazed windows and a Conservatory to the rear. NO ONWARD CHAIN.

ACCOMMODATION Approached by a UPVC obscured glazed door and half glazed side panel leading into

RECEPTION HALL Staircase with carpet fitted leads to first floor. Plain plastered ceiling. Power points. Double panel radiator to one wall. Location of the central heating thermostat and service meters. Tiled floor to hall.

SITTING ROOM 14' 9" x 11' 9" UPVC French doors leading onto the front garden and conservatory to the rear. Wired for centre light, wall lights and power points. Plain plastered ceiling. Single panel radiator to one wall. Adam style cast iron fireplace with conglomerate marble hearth and wood surround. Wood block flooring.

DINING ROOM 10' 8" x 8' 6" UPVC double glazed window overlooking the front with a single panel radiator situated beneath. Wired for centre light and power points. Wood block flooring.

**KITCHEN/
BREAKFAST ROOM**

14' 0" x 7' 0" Fitted with a range of base and wall units with matching work surfaces over and tiled surround. Incorporated in the units is an acrylic sink, drainer with mixer tap, ceramic hob with extractor hood over, built in oven, integral dishwasher, fridge and freezer. Open plan to Conservatory with a breakfast bar. Tiled flooring.



CONSERVATORY

9' 5" x 8' 5" Purpose built conservatory with French doors opening onto rear garden and double doors leading into the sitting Room. Wired for wall lights. Radiator. Tiled flooring.

UTILITY ROOM

7' 7" x 7' 4" Fitted with base units and matching work surfaces over. Plumbing for appliance. Space for a fridge/freezer. Wired for ceiling light and power points. Located in this room is the gas fired combination boiler which serves both the domestic and central heating system. Tiled flooring.

CLOAKROOM

UPVC obscure double glazed window overlooking the side. Wired for ceiling light. Suite in white comprising of a pedestal wash hand basin and low level w.c. Ventafixture. Tiled floor.

Staircase to first floor with carpet cover.

**FIRST FLOOR
LANDING AREA**

Wired for centre light. Doors off to all rooms. Fitted carpet.

**PRINCIPAL BEDROOM
with EN-SUITE**

14' 11" x 10' 9" UPVC double glazed window overlooking both the front and rear of the property. Wired for centre light and power points. Built in mirrored wardrobes providing hanging and shelving space. Single panel radiator to one wall. Tongue & Groove wood flooring. **En-suite** UPVC obscure glazed window overlooking the front. Fitted with a white suite and comprising of a wash hand basin with splash back tiling, low level w.c. and a fully tiled shower cubicle.

BEDROOM TWO

10' 2" x 8' 7" UPVC double glazed window overlooking the front with a single panel radiator situated beneath. Wired for centre light and power points. Original Victorian cast iron fireplace with mantle. Carpet.

BEDROOM THREE

10' 8" x 7' 0" UPVC double glazed window overlooking the rear with a single panel radiator situated beneath. Wired for centre light and power points.

LUXURY BATHROOM

UPVC obscure double glazed window overlooking the rear. Fitted with a bathroom suite in white comprising of a pedestal wash hand basin and a Spa bath with a shower off the taps and a low level w.c Walls are tiled to half height. Wall mounted heated towel rail. Tiled floor.

EXTERNAL

To the front – Approached by gates to driveway. Garden to the front principally laid to lawn with borders.

To the side – Driveway for parking of vehicles.

To the rear. – Lawn area. Patio area. Raised decked area. Boundary walling. Garden store and garden shed. Outside lighting. Water laid on.

**SERVICES**

Mains -Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulation.

VIEWING

At any reasonable time. Strictly by appointment with the Agent as above.

LOCAL AUTHORITY

Vale of Glamorgan Borough 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: 7th June 2010

PROCEED OF CRIME ACT 2002

Anthony Brown Limited 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.