

ANTHONY BROWN LTD

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REF NO 592D



18 MONMOUTH WAY, BOVERTON

LLANTWIT MAJOR CF61 2GT

TENURE : FREEHOLD

PRICE : £ 204,995

SITUATION & DESCRIPTION This is a two storey detached 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 cavity wall construction with elevations of facing brick under a pitched roof with interlocking tiled cover. Gas fired central heating by means of a combination boiler has been installed and the windows are UPVC double glazed. Driveway and garden to front and rear

- ACCOMMODATION** Approach via a UPVC door with glazed inset panel into the entrance hall.
- ENTRANCE HALL** Wired for centre light. Single panel radiator. Wood panelling to walls. Tiled floor. Door leads into the dining room.
- DINING ROOM** 17' 5" x 10' 8" maximum. Double glazed window overlooking the front with double panel radiator fitted beneath. Wired for two ceiling lights and power points. Further double panel radiator to one wall. Location of the central heating thermostat. Carpet cover. Doors lead off to all rooms and staircase leads to first floor.
- CLOAKROOM/WC** Obscure glazed window. Fitted with a low level WC and wash-hand basin with vanity unit. Single panel radiator. Medicine cabinet. Wired for centre light. Walls tiled to full height. Tiled floor.
- LOUNGE** 17' 10" x 11' 1" UPVC double glazed double doors lead onto the rear garden. Two double panel radiators. Feature fireplace incorporating a remote control gas fire. Coved and artex ceiling. Wired for ceiling lights and power points. Carpet cover.

KITCHEN

11' 4" x 7' 2" UPVC double glazed window overlooking the front and further window overlooking the side. Fitted with a range of base and wall units with matching work surfaces over and ceramic tiled surround. Incorporated in the units is a single drainer sink unit with mixer tap, four ring gas hob and electric oven with extractor hood over. Plumbing for appliances. Wired for strip lighting and a range of power points. Half glazed UPVC door leads into the garage.



Staircase leads to first floor

FIRST FLOOR LANDING AREA

Access into the loft space. Wired for ceiling light and power points. Carpet cover. Doors off to all rooms.

BEDROOM NO 1

14' 6" x 9' 1" UPVC double glazed window with roller blind overlooking the rear and single panel radiator fitted beneath. Wired for centre light and power points. Carpet cover.

BEDROOM NO 2

11' 2" x 8' 3" UPVC double glazed window overlooking the rear with single panel radiator fitted beneath. Wired for centre light and power points. Carpet cover. Situation of the airing cupboard which houses the 'Worcester Bosch' gas fired combination boiler which serves the domestic hot water and the radiators.

BEDROOM NO 3

9' 6" x 8' 4" UPVC double glazed window overlooking the front with single panel radiator fitted beneath. Wired for centre light and power points. Book shelves. Carpet cover.

BEDROOM NO 4

'L' shaped 11' 9" x 6' 3" plus recess measuring 4' 0" x 3' 0". UPVC double glazed window overlooking the front. Wired for centre light and power points. Single panel radiator. Carpet cover.

BATHROOM

Obscure glazed window to the side. Fitted with a modern suite comprising panel bath with telephone style shower head and taps together with wall mounted power shower and screen, wash-hand basin, vanity unit and WC. Ceramic tiled walls to full height. Upright aluminium radiator. Tiled ceiling with sunken spotlights.

GARAGE

22' 0" x 17' 0" maximum. UPVC half glazed door to the side. Light and power laid on. Further UPVC double glazed door leads out to the rear.

EXTERNAL

To the front Garden laid to lawn. Shrubs. Dwarf wall. Tarmacadam driveway leads to the garage together with additional parking space.

To the rear Patio area. Garden laid to lawn. Shrubs. Panel fencing to both sides. Garden store



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

COUNCIL TAX BAND

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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 8th June 2011

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.