

## **ANTHONY BROWN LTD**

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### **REF NO: 415D**



**19 FAIRFIELD RISE**

**LLANTWIT MAJOR CF61 2XH**

**TENURE : FREEHOLD**

**PRICE : £185,000**

**SITUATION & DESCRIPTION** This is a three bedroom semi detached house with detached garage occupying a corner position with good size enclosed garden and 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, Bridgend and Cardiff 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 spar dash elevations under a pitched roof with concrete interlocking tile cover. UPVC double glazing throughout, PVC rainwater goods, Conservatory and gas fired central heating is installed. All carpets and floor covering where laid are included in the purchase price.

**ACCOMMODATION** Approached by a UPVC double glazed obscure glass door with side panel leading into:

**RECEPTION HALL** Wired for centre light. Single panel radiator to one wall. Cloaks rack. Laminate flooring.

**LOUNGE** 14'1" x 13'5" UPVC double glazed window overlooking the front with a double panel radiator situated beneath. Coved and artex ceiling. Wired for centre light. Power points. TV point. Baxi Bermuda gas fire with back boiler which serves both the domestic and central heating system. Carpet cover. Through to:

**DINING ROOM**

10'4' x 8'0" UPVC double glazed window with a single panel radiator situated beneath. Coved, Artex ceiling and wired for centre light. Carpet cover. Glazed door into:

**KITCHEN**

10'3" x 9'2" UPVC double glazed window overlooking the rear with a single panel radiator situated beneath. Wired for centre light. Single panel radiator to one wall. Fitted with a range of base and wall units with matching work surfaces over and a ceramic tiled surround. Incorporated in the units is a sink/drain with mixer tap. Plumbing for appliances. Extractor fan. Pantry cupboard. Ceramic tiled flooring. Glazed door into:

**CONSERVATORY**

10'0" x 6'2" Single glazed wooden conservatory with doors opening onto the rear garden. Power points. Plumbing for appliances. Vinyl flooring.

**FIRST FLOOR  
LANDING AREA**

Obscure glazed window overlooking the side. Wired for centre light. Doors leading off to all rooms.

**BEDROOM ONE**

11'4" x 10'1" UPVC double glazed window overlooking the front with a single panel radiator situated beneath. Wired for centre light. Power points. Built in wardrobe. Carpet cover.

**BEDROOM TWO**

10'2" x 10'0" UPVC double glazed window overlooking the rear with a single panel radiator situated beneath. Wired for centre light. Built in cupboard housing the copper cylinder tank and shelving. Power points. Carpet cover.

**BEDROOM THREE**

7'6" x 7'3" UPVC double glazed window overlooking the front with a single panel radiator situated beneath. Wired for centre light. Power points. Built in wardrobe. Carpet cover. Access from this room into roof space.

**SHOWER ROOM**

Obscure glazed window. Wired for sunken lights. Modern suite in white comprising of a Triton double shower, wash hand basin and w.c. Towel radiator. Window overlooking the side. Laminate flooring.

**EXTERNAL**

**To the front** – The property is enclosed and approached via a driveway and pathway to front entrance.



**To the rear.** – Approached via side gate. Garden laid to lawn with borders. Greenhouse.



**GARAGE**

Single car garage to the rear via an up and over door. Power and light laid on. Personal door to rear garden.

**SERVICES**

Mains -Water, Electricity 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: 26 July 2008

**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.