

## **ANTHONY BROWN LTD**

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

**REF NO 614D**



**19 HAM LANE SOUTH**

**LLANTWIT MAJOR CF61 1RP**

**TENURE : FREEHOLD**

**PRICE : £ 193,000**

**SITUATION & DESCRIPTION** This is a skilfully extended three bedroom semi-detached family house and garage located in a popular area on the south side of town 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, Cardiff and Bridgend whilst the M4 motorway is approximately nine miles distant and Cardiff (Wales) Airport is about seven miles away. The elevations are of roughcast render under a pitched roof with interlocking tiled cover. UPVC double glazed windows, PVC rainwater goods and gas fired central heating by means of a combination boiler. The property has been well maintained and has garden to the front and neatly laid garden to the rear.

<b>ACCOMMODATION</b>	Approach via a UPVC double glazed door and side panel into the reception hall.
<b>RECEPTION HALL</b>	Window to the side. Panel radiator to one wall. Under stairs storage cupboard. Laminated flooring. Staircase with fitted carpet leads to the first floor
<b>LOUNGE</b>	13' 10" x 11' 0" Window overlooking the front. Fireplace with wood mantle and hearth. Panel radiator to one wall. Coved and artex ceiling. Wired for centre light and power points. Laminated flooring.
<b>KITCHEN/ BREAKFAST ROOM</b>	14' 0" x 11' 0" Window overlooking the rear. Well equipped and fitted with a range of modern base and wall units with matching work surfaces and a ceramic tiled surround. Incorporated in the units is a double oven and a ceramic hob with extractor unit over together with a single drainer sink unit with mixer tap. Plumbing for appliances. Panel radiator. Ceramic tiled floor. Window and half glazed door leads to the side hall.

**SIDE HALL**

Door to cloakroom/shower room. Laminated flooring. Wired for light. Door leads out to the side.

Kitchen



Lounge

**SHOWER ROOM/  
CLOAKROOM**

Obscure glazed window to the side. Fitted with a modern suite comprising wash-hand basin and WC together with a tiled shower cubicle. Heated towel rail. Ceramic tiled floor.

**STUDY**

Window to the rear and French doors opening onto the rear garden. Panel radiator. Plain plastered ceiling. Wired for centre light and power points. Laminated flooring.

Staircase to first floor

**FIRST FLOOR  
LANDING AREA**

Obscure glazed window to the side. Access into the roof space which houses the gas fired central heating boiler.

**BEDROOM NO 1**

13' 10" x 10' 3" Window overlooking the front and panel radiator fitted beneath. Double built-in wardrobe with shelving. Wired for centre light and power points. Laminated flooring.

**BEDROOM NO 2**

11' 2" x 10' 0" Window overlooking the rear with panel radiator fitted beneath. Plain plastered ceiling. Wired for light and power points. Wardrobe space. Carpet.

**BEDROOM NO 3**

8' 7" x 7' 5" Window overlooking the front. Panel radiator. Wired for centre light and power points. Laminated flooring.

**LUXURY BATHROOM**

Obscure glazed window overlooking the rear. Fitted with a modern suite comprising panel bath with shower attachment, wash-hand basin and WC. Heated towel rail. Ceramic tiled walls to full height. Ceramic tiled floor.

**GARAGE**

Single car garage with an Up and Over door. Personal door to the rear. Power and light laid on

**To the front** Driveway leads to the garage. Turn in area. Garden laid to lawn. Boundary walling.

**To the rear** Neatly laid to lawn with decking area. Rear door giving access to the garage.



**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** D

*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 30<sup>th</sup> July 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.