

## **ANTHONY BROWN LTD**

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

**REF NO 522D**



**2 CARDIGAN CRESCENT, BOVERTON**

**LLANTWIT MAJOR CF61 2GP**

**TENURE : FREEHOLD**

**PRICE : £ 249,500**

**SITUATION & DESCRIPTION** This is a well maintained four bedroom detached house with attached garage and conservatory to the rear 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 elevations are of part facing brick and part render under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows and gas fired central heating. Spanish porcelain tiled floor laid throughout the ground floor excluding the conservatory. All carpets and floor coverings as laid are to remain and are included in the purchase price.

**ACCOMMODATION** Approach via an aluminium framed obscure glazed door and side panel to reception hall. Outside light.

**RECEPTION HALL** Wired for light. Double panel radiator. Cloaks rack. Built-in cupboard housing the electric meter. Spanish porcelain tiled floor. Patterned glazed door leads to the dining room.

**DINING ROOM** 16' 4" x 10' 8" Picture window overlooking the front. Coved and artex ceiling. Double panel radiator to one wall. Independent low gas wall heater fitted. Glazed serving hatch to the kitchen. Wired for ceiling light and power points. Telephone point. Smoke detector. Staircase leads to the first floor. Doors off to the kitchen and lounge.

## LOUNGE

18' 1" x 12' 2" Coved and artex ceiling. Wired for two ceiling lights, two wall lights and a range of power points. Two double panel radiators. Digital aerial fitted. Sliding patio doors give access to the conservatory.



## CONSERVATORY

Modern purpose built half wall cavity insulated UPVC double glazed conservatory with made to measure blinds. Wired for wall light and four double power points. Radiator to one wall. Tiled floor. Double opening doors lead onto the patio area and rear garden. PIR lights on front of conservatory.

## KITCHEN

12' 1" x 7' 0" Window overlooking the rear. Galley style kitchen fitted with a range of wood base and wall units with matching work surfaces over with a ceramic tiled surround and incorporating a four ring gas hob, gas oven and grill with extractor hood over. Also within the units is a single drainer sink unit with mixer tap, integral dishwasher and fridge/freezer. Location of gas combination boiler and two way switch for garage lights and switch for external light. Coved and artex ceiling. Obscure glazed door leads to the rear garden.



## CLOAKROOM

Obscure glazed window to the rear. Fitted with a wash-hand basin with vanity unit and low level WC. Coved and artex ceiling. Wired for light. Ceramic tiled walls to full height. Built-in storage cupboard.

Staircase with carpet cover leads to

## FIRST FLOOR LANDING AREA

Window to the front. Wired for centre light. Smoke alarm. Access to the loft space which is boarded, fully insulated and has power laid on.

- BEDROOM NO 1** 14' 0" x 8' 6" Window overlooking the front with single panel radiator fitted beneath. Coved and artex ceiling. Wired for remote controlled ceiling fan/light and power points. Carpet cover.
- BEDROOM NO 2** 14' 9" x 9' 2" Window overlooking the rear single panel radiator fitted beneath. Coved and artex ceiling. Wired for centre fan/light and power points. Carpet cover.
- BEDROOM NO 3** 'L' shaped 11' 9" x 9' 3" reducing to 6' 0" Window overlooking the front. Single panel radiator to one wall. Coved and artex ceiling. Wired for centre light and power points. Carpet cover.
- BEDROOM NO 4** 8' 6" x 9' 10" maximum. Window overlooking the rear with single panel radiator fitted beneath. Wired for centre light and power points. Coved and artex ceiling. Carpet cover. (this room is currently used as a office/study room)
- LUXURY BATHROOM** Fitted with a suite in white comprising 'P' shaped bath with thermostatically controlled shower and double screen over, wash-hand basin with fitted vanity unit and low level WC. Ceramic tiled walls to full height. Wired for centre light. Extractor fan. Upright radiator. Under floor heating.
- GARAGE & UTILITY ROOM** Single car garage with Up and Over door with a personal UPVC double glazed doors to the side and rear. Smoke alarm. Location of gas meter. **Utility room** Fitted base and wall units and a single drainer sink unit. Plumbing for appliance. Wired for light and power points. Window into the garage.
- EXTERNAL**
- To the front** Hard standing for parking which leads to the garage. Pathway leads to the front entrance door and personal door into the garage and utility room. Laid to lawn with mature shrubs and trees.
- To the rear** Paved patio area. Outside lighting. Laid to lawn with borders and shrubs. Water laid on. Weather proof power point. Further patio and BBQ area. Greenhouse to remain. Boundary walling.



**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 14<sup>th</sup> May 2010

**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.