

ANTHONY BROWN LTD

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REF NO: 514D



2 ROBERTS CLOSE

ST ATHAN CF62 4QA

TENURE : FREEHOLD

PRICE : £195,000

SITUATION & DESCRIPTION This is a detached two storey family residence with garage and utility room. First occupied in the late 60's early 70's and located at the head of a cul-de-sac of similar age and type dwellings in the village of St Athan and two miles from the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available. Bus services run to Barry, Bridgend and Cardiff and rail links from Llantwit Major and Rhoose whilst the M4 motorway is approximately twelve miles distant and Cardiff Wales Airport is about three miles away. The elevations are of facing brick and pebble dash under a pitched roof with tile cover. The property has the benefit of UPVC double glazing and gas fired central heating. Rainwater goods are of UPVC. Good gardens to front and rear. All carpets and floor coverings as laid are to remain and are included in the purchase price.

ACCOMMODATION Approached to the front via an aluminium coated double glazed door into the reception hall.

RECEPTION HALL L shaped spacious reception hall. Artex ceiling and wired for centre light. Cloaks rack. Smoke detector. Single panel radiator to the one wall with individual thermostat. Central heating timer. Carpet cover to hall, stairs and landing. Location of the cupboard housing the floor mounted gas fired central heating boiler which serves both the domestic hot water and central heating system.

LOUNGE/DINER 18' 2" x 13' 7" Aluminium coated patio doors with secondary glazing leading to the rear garden and a UPVC window to the side again with secondary glazing. Wired for sunken ceiling lights. Feature stone fireplace with side plinth incorporating a gas fire which is independent of the central heating system. Wall heaters and double panel radiators. Power points. Wood block flooring underneath carpet cover.

**BEDROOM ONE or
DINING ROOM**

14' 0" x 10' 0" Window overlooking the rear. Featured beamed ceiling. Single panel radiator. Carpet cover.

BEDROOM TWO

11' 6" x 8' 9" Window overlooking the front with a panelled radiator beneath. Wired for centre light. Wood block flooring.

BATHROOM

Modern bathroom comprising of a panel bath, shower cubicle, wash hand basin and w.c. Obscure glazed window overlooking the front. Sunken lights. Ceramic tiled walls. Heated towel rail. Ceramic tiled floor.



**KITCHEN/BREAKFAST
ROOM**

13' 6" x 9' 0" Two double glazed windows overlooking the front with a single panel radiator situated beneath. Fitted with a range of wall and base units with matching work surfaces over and ceramic tiled surround. Wired for centre light and power points. Plumbing for appliances. Vinyl flooring.

UTILITY ROOM

8' 9" x 6' 10" Approached via the Kitchen/Breakfast room. Window overlooking the rear with door. Single drainer. Santon wall mounted hot/cold water heater. Single panel radiator to one wall. Vinyl floor covering. From this room there is access into the attached garage and rear garden.

Dog leg staircase leading to first floor:

**FIRST FLOOR
LANDING**

Window overlooking the rear garden. Access into roof space.

CLOAKROOM

Velux window into roof. Wash hand basin and w.c. Wired for light. Airing cupboard housing copper cylinder tank and shelving.

BEDROOM THREE

13' 6" x 11' 4" Window overlooking the side. Wired for centre light and power points. Radiator. Carpet cover. Access into roof space which has been timber boarded.

- BEDROOM FOUR** 11' 6" x 11' 4" Window overlooking the front. Wired for light and power points. Carpet cover. Built in wardrobes with deep hanging space and shelving.
- EXTERNAL** **To the front** – Open plan garden neatly laid to lawn with borders. Paved driveway leading to a single car garage and pathway off to front of property. Open trellis screening to side of garage. Outside lighting.
- GARAGE** Single car garage with up and over door. Power laid on. Door into Utility room.
- To the rear.** – Well established neatly laid to lawn with central pathway. Paved area with Pergola. Screened garden.
- 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: 17 April 2010

PROCEED OF CRIME ACT 2002

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