

ANTHONY BROWN LTD

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REF NO 534D



20 BOVERTON COURT, BOVERTON

LLANTWIT MAJOR CF61 1UJ

TENURE : FREEHOLD

PRICE : £ 179,950

SITUATION & DESCRIPTION Established three bedroom semi-detached house which has been extended over the years and is in first class condition throughout. Situated in a residential area overlooking open grassed 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 roughcast render under a pitched roof with interlocking tiled cover. Gas fired central heating has been installed and the windows and doors are UPVC double glazed. The property has been well maintained both internally and externally. Good size neatly laid gardens to front and rear. - extras are included within the sale price.

ACCOMMODATION	Approach via a UPVC door with glazed inset to the entrance porch
ENTRANCE PORCH	Window overlooking the front with panel radiator fitted beneath. Wired for centre light. Coved and artex ceiling. Carpet cover. Glazed panel door leads to
RECEPTION HALL	Window overlooking the side. Staircase leads to first floor. Wired for centre light. Smoke detector. Single panel radiator to one wall. Telephone point. Under stairs storage area.
LOUNGE/DINER (formerly two rooms)	22' 0" x 12' 10" UPVC double glazed window overlooking the front with double panel radiator fitted beneath Lounge area Wired for centre light, wall lights and power points. Stone fireplace and hearth which incorporates the Baxi Bermuda log/coal effect free standing gas fired boiler which serves the domestic hot water and the radiators. Dining area Double glazed window overlooking the rear garden.

Wired for centre light, wall lights and power point. Coved and artex ceiling. Central heating thermostat.



UTILITY ROOM

Window overlooking the side. Ceramic tiled walls. Plumbing for appliances. Shelving. Quarry tiled floor. Situation of the service meters.



KITCHEN/ BREAKFAST ROOM

13' 6" x 8' 6" Window and door to the side. **Kitchen area** Well equipped and fitted with a range of wood base and wall units with matching work surfaces over incorporating a single drainer sink unit and an electric oven and hob with extractor hood over. Spice cupboards. All walls ceramic tiled. Plumbing for appliances. Wired for centre track lighting and good range of power points. Artex ceiling. Vinyl floor cover **Breakfast area** Panel radiator with individual thermostat.

GROUND FLOOR BATHROOM

Obscure glazed window to the side. Fitted with a modern suite comprising panel bath with shower and curtain screen over, wash-hand basin and WC. All walls ceramic tiled. Ceramic tiled floor.

Staircase leads to

**FIRST FLOOR
LANDING AREA**

Window to the side. Access into the insulated roof space via a loft ladder. Doors off to all rooms.

BEDROOM NO 1

14' 6" x 10' 9" excluding recess. Two windows with blinds overlooking the front with double panel radiator fitted beneath. Coved and plain plastered ceiling. Wired for centre light and power points. Carpet cover.

BEDROOM NO 2

11' 0" x 10' 0" Window overlooking rear and single panel radiator fitted beneath. Coved and plain plastered ceiling. Wired for centre light and power points. Situation of the airing cupboard housing the copper cylinder tank, central heating pump and programmer. Fitted carpet.

BEDROOM NO 3

13' 0" x 8' 0" Window overlooking the rear with single panel radiator fitted beneath. Plain plastered ceiling. Wired for centre light and power points. Carpet cover.

SHOWER ROOM

Window overlooking the side. Fitted with a shower cubicle, wash-hand basin and WC. Ceramic tiled walls.

EXTERNAL

To the front Approached via a driveway and walled garden. Ample room for parking. Neatly laid to lawn with flower borders. Side gates leads around to the rear garden.

To the side Double opening arched gates. Ample room for parking.

To the rear Well laid established garden with concrete paved area stepped up with riven tiles. Flowers and shrubs. Lawn area. Sun patio. Californian border screen wall with roses. Further stepped up to two side lawns. Newly appointed garden shed to remain. Greenhouse and potting area. Bounded by walling and timber fencing



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 22nd June 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.