

ANTHONY BROWN LTD, Gwent House, East Street, Llantwit Major, CF61 1XY
Telephone no. 01446 792723

REF NO 591D



20 EURGAN CLOSE
LLANTWIT MAJOR CF61 1QY

PRICE : £249,500

SITUATION & DESCRIPTION This is a four bedroom detached family house and garage first occupied in 1976 situated in a quiet cul-de-sac 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 facing brick and hung tile under a pitched roof with interlocking tiled cover. UPVC double glazed window and gas fired central heating by means of a combination boiler. Mature well stocked secluded garden with access to the garage. No onward chain. (TENURE – FREEHOLD).

ACCOMMODATION Approach via a PVC storm porch head and door with double glazed insets and side panel leads to the reception hall.

RECEPTION HALL Single panel radiator. Polished wood block flooring. Wired for light and power points. Telephone point. Understairs storage cupboard.

CLOAKROOM Obscure glazed window. Fitted with a suite in white comprising wash-hand basin and low level WC.

LOUNGE

15' 0" x 13' 8" Georgian style UPVC double glazed window overlooking the rear garden. Floor mounted gas fire with coal/log effect set on a hearth which is independent of the central heating system. Coved and textured ceiling. Wired for centre light and power points. Double panel radiator to one wall. Carpet cover. Door leads to

DINING ROOM

12' 2" x 11' 6" UPVC double glazed window overlooking the rear garden and double panel radiator fitted beneath. Textured ceiling. Wired for centre light and power points. Carpet cover.

KITCHEN/ BREAKFAST ROOM

Fitted with a range of base and wall units and a central breakfast table with matching work surfaces over and a ceramic tiled surround. Incorporated in the units is a one and half bowl single drainer sink unit with mixer tap, 'Electrolux' four ring gas hob and oven. Plumbing for appliances. Textured ceiling. Wired for centre light and a range of power points. Vinyl cork tiled flooring. Situation of the wall mounted gas fired combination boiler which serves the domestic hot water and the radiators. French doors lead out onto the side garden.



Dogleg staircase with carpet cover leads to

FIRST FLOOR LANDING AREA

Window overlooking the front. Situation of the linen cupboard. Access to the roof space.

BEDROOM NO 1

13' 6" x 10' 0" Window overlooking the rear garden. Single panel radiator. Wired for centre light and power points. Textured ceiling. Two double built-in wardrobes with hanging space. Exposed tongue and groove wood flooring.

BEDROOM NO 2

12' 6" x 11' 4" Window overlooking the enclosed rear garden. Two double built-in wardrobes with louvre doors. Panel radiator to one wall. Wired for centre light and power points. Carpet cover.

BEDROOM NO 3

'L' shaped 10' 6" x 9' 4" Window overlooking the front. Panel radiator to one wall. Wired for centre light and power points. Carpet cover.

BEDROOM NO 4 9' 6" x 7' 2" Window overlooking the front. Panel radiator to one wall. Wired for centre light and power points. Carpet cover.

BATHROOM Obscure glazed window overlooking the front. Fitted with a modern suite in white comprising panel bath with 'Mira' shower and screen over, wash-hand basin and WC. Ceramic tiling to the shower area. Panel radiator to one wall. Ceramic tiled floor.

EXTERNAL The property can be approached both from Eurgan Close (front) and Wimbourne Close (rear).

To the front Well established and laid to lawn with flower borders

To the side Patio area. Laid to lawn. Greenhouse. Fruit trees. Screened

To the rear Laid to lawn. Mature shrubs. Screened. Wood panel fencing.

GARAGE Single car garage with Up and Over door. Power laid on. Water laid on (Approached from Eurgan Close)



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 E

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 12th May 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.