

ANTHONY BROWN LTD

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

REF NO: 495D



21 CLOS OGNEY

LLANTWIT MAJOR CF61 2SN

TENURE : FREEHOLD

PRICE:£124,950

SITUATION & DESCRIPTION This is a modern well presented two bedroom link house with hard-standing off road parking to the front. Situated in a residential area of similar age and type dwellings and within easy reach of all local amenities in the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available. Rail and bus services run to Barry, Bridgend and Cardiff whilst the M4 motorway is approximately nine miles distant and Cardiff Wales Airport is about seven miles away. The elevations are of smooth render under an interlocking tiled roof. The property benefits from UPVC double glazed windows, gas fired central heating by means of a combination boiler, newly fitted carpets and lightly decorated throughout. All carpets and floor coverings as laid are to remain and are included in the purchase price.

ACCOMMODATION Approached via a part glazed obscure glass door into the reception hall.

RECEPTION HALL Wired for centre light. Single panel radiator. Power point. Carpet cover.

KITCHEN 8'0" x 7'6" Refurbished with a range of base and wall units with matching work surfaces over. Incorporated in the units is a single drainer with mixer tap, new Indesit cooker, four burner hob and extractor fan over Plumbing for appliances. Location of the wall mounted combination gas boiler which serves both the domestic and central heating system together with the programmer. Power points.

kitchen



LOUNGE/DINER

17'6" x 11'9" Wired for centre light and smoke detector. Patio doors overlooking the rear garden. Double panel radiator and a single panel radiator. Six power points. T.V. point. Newly fitted carpet.



Staircase with carpet cover leading to:

FIRST FLOOR LANDING AREA

Wired for light and power point. Linen cupboard. Access into roof space..

BEDROOM ONE

12'2" x 9'9" L Shaped. Window overlooking the rear. Wired for centre light. Four power points. Single panel radiator to the one wall. Deep double wardrobe with hanging rail and space over. Fitted carpet.

BEDROOM TWO

10'9" x 6'9" Window overlooking the front with a single panel radiator situated beneath. Double power point. Wired for centre light. Built in wardrobe. Fitted carpet.

BATHROOM

Modern suite in white comprising of a panel bath with shower over and screen, wash hand basin and w.c. Ceramic tiled walls. Shaver point. Panel radiator. Extractor fan. Vinyl flooring.

EXTERNAL

To the front – Hard-standing for parking of a vehicle.

To the rear. – Timber decked area. Lawn. Border fencing.



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: 18th February 2010

PROCEED OF CRIME ACT 2002

Anthony Brown Limited 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.