

## **ANTHONY BROWN LTD**

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

**REF NO 520D**



**22 MAES ILLTUDS**

**LLANTWIT MAJOR CF61 2SD**

**TENURE : FREEHOLD**

**PRICE : £ 179,000**

**SITUATION & DESCRIPTION** This is a modern three bedroom end of link property situated in a cul-de-sac of similar age and type dwellings close to 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, Cardiff and Bridgend whilst the M4 motorway is approximately nine miles distant and Cardiff (Wales) Airport is about seven miles away. The property is of traditional cavity wall construction with reconstituted stone elevations under a pitched roof with interlocking tiled cover. Gas fired central heating and UPVC double glazing have been installed. All carpets and floor coverings are to remain and are included in the purchase price. The out look to the rear garden is overlooking playing fields.

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| <b>ACCOMMODATION</b>  | Approach via a hardwood door with glazed inset to the reception hall   |
| <b>RECEPTION HALL</b> | Artex ceiling. Wired for centre light and power point. Double panel radiator. Fitted carpet to hall, stairs and landing.   |
| <b>LOUNGE</b>         | 14' 8" x 14' 6" maximum. UPVC double glazed window overlooking the front and single panel radiator fitted beneath. Wired for light and power points. Telephone point. Smoke detector. Dado rail. Fitted carpet. Deep under stairs cupboard. Archway leads to |
| <b>DINING AREA</b>    | 10' 0" x 8' 6" Double glazed patio doors overlooking the rear with an open aspect. Artex ceiling. Wired for centre light and power points. Central heating thermostat. Double panel radiator to one wall. Carpet as lounge.                                  |



## KITCHEN

10' 0" x 6' 0" UPVC double glazed window overlooking the rear with single panel radiator fitted beneath. Single panel radiator to one wall. Fitted with a range of base and wall units with matching work surfaces over incorporating a four ring gas hob and electric oven with extractor hood over. Plumbing for appliances. Wired for centre light and a range of power points. Vinyl floor covering. Location of the wall mounted gas fired boiler which serves the domestic hot water and the radiators.



## FIRST FLOOR LANDING AREA

Fitted carpet. Wired for light. Smoke detector. Access into the loft space which is boarded and has light. Location of the airing cupboard which houses the copper cylinder tank and immersion heater. Door off to all rooms.

## BEDROOM NO 1

'L' shaped 14' 0" x 11' 9" maximum. UPVC double glazed window overlooking the front with single panel radiator fitted beneath. Artex ceiling. Wired for centre light and power points. Telephone extension point. Recess for wardrobe space and deep further built-in wardrobe. Fitted carpet.

## BEDROOM NO 2

9' 1" x 7' 3" UPVC double glazed window overlooking the rear with single panel radiator fitted beneath. Artex ceiling. Wired for centre light and power points. Fitted carpet.

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|------------------------|---|
| <b>BEDROOM NO 3</b>    | 7' 4" x 7' 6" UPVC double glazed window overlooking the rear with single panel radiator fitted beneath. Artex ceiling. Wired for centre light and power points. Fitted carpet.                                      |
| <b>BATHROOM</b>        | Obscure glazed window overlooking the side with roller blind. Fitted with a suite comprising panel bath, wash-hand basin and WC. Mirror. Shaver point. Single panel radiator. Ceramic tiled surround. Vinyl floor.  |
| <b>EXTERNAL</b>        | <b>To the front</b> Driveway. Laid to lawn with borders. Parking for vehicles.<br><br><b>To the rear</b> Garden laid to lawn with paving stones. Screen hedging and fencing. Garden shed with power. Water laid on. |
| <b>SERVICES</b>        | Mains – Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulations.   |
| <b>VIEWING</b>         | At any reasonable time with the Agent as above.   |
| <b>LOCAL AUTHORITY</b> | Vale of Glamorgan Council, Civic Offices, Holton Road, Barry<br>Council Tax Band  |

***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 12<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.