

## **ANTHONY BROWN LTD**

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

**REF NO 530D**



**22 TREBEFERAD, BOVERTON**

**LLANTWIT MAJOR CF61 1UW**

**TENURE : FREEHOLD**

**PRICE : £ 155,000**

**SITUATION & DESCRIPTION** Established three bedroom semi-detached house occupying a corner position with a large garden to the rear and off road parking and situated in a residential 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. The property has the benefit of UPVC double glazed windows and gas fired central heating. Cavity wall insulation.

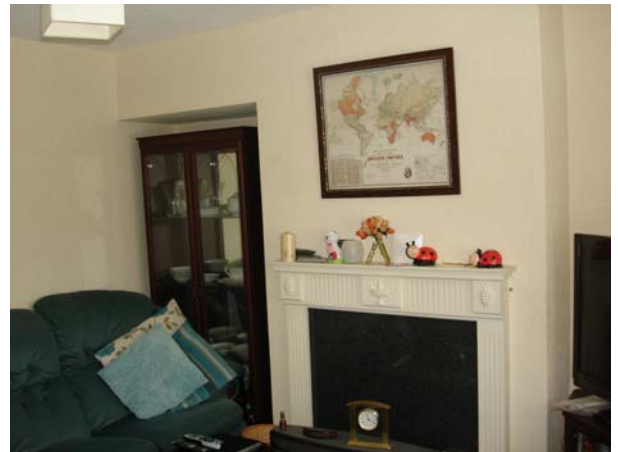
**ACCOMMODATION** Approach via a centre pathway to a UPVC door with obscure glazed leaded light glazed insets to reception hall.

**RECEPTION HALL** Quarry tiled floor. Wired for centre light. Smoke detector. Central heating thermostat. Panel radiator to one wall. Staircase with carpet cover leads to the first floor.

**LOUNGE** 12' 6" x 12'0" Window overlooking the front with vertical blinds. Double panel radiator to one wall. Fireplace and hearth with Adam style surround and niches alongside. Wired for centre light and power points. TV point. Wood block flooring.

**KITCHEN/  
DINING AREA**

18' 0" x 7' 8" overall. **Kitchen area** – Window overlooking the rear with roller blind. Fitted with a range of base and wall units with matching work surfaces over and a ceramic tiled surround incorporating a stainless steel single drainer sink unit with mixer tap and four ring hob and oven with extractor hood. Plumbing for appliances. Wired for strip light and a range of power points. Tiled floor. **Dining area** – Half glazed door leads to the rear garden. Wired for centre light and power points. Situation of the service meters. (this area is currently used as a study)



**GROUND FLOOR  
BATHROOM**

Obscure glazed window to the side. Fitted with a suite in white comprising panel bath, wash-hand basin and WC. Single panel radiator. Plain plastered ceiling. Wired for centre light. Ceramic tiled walls. Ceramic tiled floor.

Staircase with carpet cover leads to

**FIRST FLOOR  
LANDING AREA**

Window overlooking the side. Access into the roof space. Wired for centre light and power point. Doors off to all rooms.

**BEDROOM NO 1**

15' 0" x 12' 0" Window overlooking the front. Double panel radiator. Original cast iron fireplace. Wired for centre light and power points. Picture rail. Carpet cover. Leading off is a deep wardrobe cupboard which houses the 'Valliant' gas fired boiler which serves the domestic hot water and the radiators. Further built-in cupboard which was formerly the airing cupboard.

**BEDROOM NO 2**

11' 7" x 7' 8" Window overlooking the rear garden with double panel radiator fitted beneath. Original cast iron fireplace. Picture rail. Wired for centre light and power points. Fitted carpet.

**BEDROOM NO 3**

7' 8" x 6' 8" Window overlooking the rear with panel radiator beneath. Wired for light and power points. Picture rail. Carpet cover

**EXTERNAL**

**To the front** Approached via a drive-in parking area. Pathway leads to the front entrance door.

**To the side** Laid to lawn and borders

**To the rear** Good size garden with centre pathway. Principally laid to lawn with bordering trees

**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 8<sup>th</sup> 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.