

ANTHONY BROWN LTD

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REF NO 532D



23 LIME GROVE

ST ATHAN CF62

TENURE : FREEHOLD

PRICE : £129,950

SITUATION & DESCRIPTION This is a modern three bedroom semi detached house situated in a residential area of similar type dwellings approximately one mile from the village of St Athan and two miles from the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available. Bus services run to Barry, Bridgend and Cardiff whilst the M4 motorway is approximately nine miles distant and Cardiff Wales Airport is about four miles away. Rail link situated at Llantwit Major and Rhoose. The property is of traditional cavity wall construction with facing brick elevations under a pitched roof with interlocking tile cover. UPVC double glazed windows and doors have been installed together with gas fired central heating by means of a combination boiler. Allocated parking space. All curtains, carpets and floor coverings as laid are to remain and are included in the purchase price.

ACCOMMODATION Approached via a UPVC double glazed door with leaded light inset to reception hall

ENTRANCE HALL Staircase leading to the first floor. Wired for centre light. Artex ceiling. Single panel radiator. Laminated floor.

LOUNGE 15' 5" x 11' 4" excluding the bay and the under stairs storage area. Double glazed bay window overlooking the front with bench seating beneath. Wired for centre light, six power points and TV point. Telephone point. Single panel radiator. Under stairs area with shelving.

DINING ROOM

9' 8" x 7' 3" UPVC patio doors leading to the rear garden. Wired for centre light and four power points. Single panel radiator to one wall. Laminate flooring.



KITCHEN

9' 0" x 6' 6" UPVC double glazed window overlooking the rear and single drainer sink unit fitted beneath. Fitted with a range of base and wall units with matching work surfaces over and a ceramic tiled surround incorporating a 'New Home' electric cooker. Wired for centre light, six power points and cooker point.



Staircase with carpet cover leads to first floor

FIRST FLOOR LANDING AREA

UPVC double glazed window with blind to the side. Exposed floor boards. Access into the loft space via a pull down ladder which houses the 'Halstead' gas fired combination central heating boiler. Lighting in loft space.

BEDROOM ONE

14' 2" x 8' 1" UPVC double glazed window overlooking the front with a single panel radiator fitted beneath. Wired for centre light and power points. Telephone extension point. Fitted carpet. Situation of the airing cupboard with shelving.

BEDROOM TWO

10' 9" x 8' 9" UPVC double glazed window overlooking the rear with a single panel radiator fitted beneath. Artex ceiling. Wired for centre light and power points. Carpet.

BEDROOM THREE

9' 4" x 6' 2". UPVC double glazed window overlooking the rear with single panel radiator fitted beneath. Artex ceiling. Wired for centre light and power points. Built-in cupboard. Fitted carpet.

BATHROOM

Fitted with a modern suite comprising panel bath with shower and curtain screen over, wash-hand basin and WC. Ceramic tiling to three walls. Upright radiator. Medicine cabinet. Vinyl floor.

EXTERNAL

To the front Laid to lawn with borders and fencing. Side gate.

To the rear Laid to lawn with wooden fencing. Metal garden shed to remain. Outside light, Water laid on. Parking space adjacent.

**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: 21st June 2010

PROCEED OF CRIME ACT 2002

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