

## **ANTHONY BROWN LTD**

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

### **REF NO: 489D**



**“CORNERSTONES”**

**24 RECTORY DRIVE**

**ST ATHAN CF62 4PD**

**TENURE:FREEHOLD**

**PRICE:£245,000**

**SITUATION & DESCRIPTION** This is an established well maintained four bedroom detached dormer bungalow with attached garage located at the end of Rectory Drive having landscaped gardens to the front, side and rear. Situated in a residential area of similar age and type dwellings in the village of St Athan and three miles from 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 ten miles distant and Cardiff Wales Airport is about four miles away. The elevations of are of facing brick and spa dash under an interlocking tiled roof. The accommodation is spacious throughout and has UPVC double glazed windows. UPVC Rainwater goods. Gas fired central heating and a new wall mounted gas fire. All carpets and floor coverings as laid are to remain and are included in the purchase price. **VACANT POSSESSION.**

**ACCOMMODATION** Approached from the side via an enclosed white UPVC porch with double glazed side panel and door into the reception hall.

**RECEPTION HALL** Fitted carpet to hall, stairs and landing. Coved and artex ceiling. Wired for centre light.

**LOUNGE** 18' 6" x 13' 6" UPVC double glazed French doors with central glazing bars and fitted vertical blinds leading to rear garden also a window to the side with radiator fitted beneath. Further radiator to one wall. Coved, combed artex ceiling and wired for two light fittings. Curtain fixtures, curtains and blinds. Power points. TV socket. Telephone point. Double panel radiator to one wall. New wall

mounted gas fire which is independent of the domestic hot water system and central heating. Yellow strip Pine wood flooring with carpet cover over.



## KITCHEN/ DINING ROOM

24' 0" x 8' 9" Windows to the side and to the rear with further French doors leading to the rear garden. Laminate flooring. Coved, plain plastered ceiling. Power points. Fitted with a range of wall and base units with matching work surfaces over. Incorporated into the units is a one and a half bowl sink unit, spice cupboards, double oven/microwave and five ring gas hob with extractor hood over, fitted dishwasher and refrigerator. Plumbed for appliances. **To the Dining area** – UPVC double glazed window overlooking the rear with opening transoms. Vertical blinds. Twin light fittings. Single panel radiator. Regulation fire door giving access into garage.



## BEDROOM ONE (GROUND FLOOR)

14' 2" x 9' 10" Windows to the front and side. Single panel radiator to the one wall. Wired for light and power point. Fitted carpet. Blinds.

## BEDROOM TWO (GROUND FLOOR)

12' 0" x 9' 3" Window overlooking the front with a single panel radiator situated beneath. Wired for centre light. Carpet cover.

**BATHROOM  
(GROUND FLOOR)**

Spacious room comprising of a panel bath, wash hand basin and w.c. Walls half tiled. Window to the side. Shaver point. Towel rail.

Staircase leading to first floor with carpet cover.

**FIRST FLOOR  
LANDING AREA**

Situation of the airing cupboard housing the header tanks, pump for heating system. Carpet cover. Central heating programmer ,

**BEDROOM THREE**

16' 0" x 10' 4" Windows overlooking the rear garden with a rural outlook and a panel radiator beneath. Plain plastered ceiling and wired for fan lighting. Power points. Carpet cover. Access into roof space from three angles which gives good storage space.

**BEDROOM FOUR**

14' 0" x 10' 4" Window overlooking the front. Plain plastered ceiling and wired for centre fan lighting. Power points. Single panel radiator. Carpet cover. Access into roof space which is boarded and provides storage space.

**SHOWER ROOM**

Obscure glazed window to the side. Plain plastered ceiling. Wired for electric heat/light unit. Generous size room with half tiled walls. Single panel radiator. Shower cubicle fully tiled. Wash hand basin and vanity unit. W.C

**EXTERNAL**

Pressed concrete driveway with turning parking area leading to the attached garage.

**GARAGE**

16' 6" x 12' 4" Attached garage with electronic door. UPVC door and window to the rear. Rendered walls. Power and water laid on. Location of the wall mounted gas fired central heating condenser boiler. Plumbed for a washing machine and vented for a tumble dryer.

**To the side** – Landscaped. Mature Hazel trees and lawn. Substantial fish pond.

**To the rear** –Good size. Paved patio, borders with shrubs. Outside lighting.



**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: 01 April 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.