

**ANTHONY BROWN LTD, Gwent House, East Street, Llantwit Major, CF61 1XY.  
Telephone no.: 01446 792723**

**REF NO 617D**



**25 CARMARTHEN CLOSE**

**LLANTWIT MAJOR CF61 2GL**

**TENURE : LEASEHOLD**

**PRICE : £ 132,950**

**SITUATION & DESCRIPTION** This is a modern three bedroom end of link house and detached garage in a block of two 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 facing brick and spar dash render to the side under a pitched roof with interlocking tiled cover. UPVC double glazed windows and doors. Gas fired central heating. Separate allocated parking space

**ACCOMMODATION** Approach via a UPVC door with glazed insets and side panel to the reception hall

**RECEPTION HALL** Laminate floor. Wired for centre light. Built-in cupboard which houses the services meters and fuse box. Wooden door with glazed inset panels leads into the lounge

**LOUNGE** 15' 0" x 13' 11" Two double panel radiators. Wired for two ceiling lights and power points. TV point. Telephone point. Laminate flooring. UPVC double opening doors lead out onto the rear garden. Staircase leads to the first floor.

**KITCHEN/  
BREAKFAST ROOM** 15' 6" x 9' 5" Window overlooking the front with Venetian blind and a double panel radiator fitted beneath and further window and half glazed door the rear. Fitted with a range of modern base and wall units with matching work surfaces over with a ceramic tiled surround incorporating a one and half bowl stainless steel sink unit with mixer tap, gas hob and oven with an extractor hood over. Wired for two wall lights and power points. Plumbing for appliances. TV point. Telephone point. Tiled floor. Situation of the wall mounted gas fired boiler which serves the domestic hot water and the radiators.



Staircase leads to

**FIRST FLOOR  
LANDING AREA**

Wired for centre light. Access into the loft space with is partially boarded. Carpet cover. Door lead off to all rooms.

**BEDROOM NO 1**

12' 0" x 9' 0" UPVC double glazed window overlooking the front with a single panel radiator fitted beneath. Deep built-in mirrored wardrobe. Wired for centre light and power points. Carpet cover.

**BEDROOM NO 2**

11' 0" x 10' 0" UPVC double glazed window overlooking the front with a single panel radiator fitted beneath. Deep built-in mirrored wardrobe. Wired for centre light and power points. Carpet cover.

**BEDROOM NO 3**

7' 6" x 6' 1" UPVC double glazed window overlooking the rear with single panel radiator fitted beneath. Wired for centre light and power points. Carpet cover.

**FAMILY BATHROOM**

Fitted with a modern suite comprising panel bath with a Triton electric shower fitted over, wash-hand basin and WC. Medicine cabinet. Single panel radiator. Cupboard with shelving which houses the copper cylinder tank. Wired for light. Laminated flooring.

**EXTERNAL**

**To the front** Open plan with a pathway leading to the front door. Laid to lawn. Allocated parking space.

**To the rear** Laid to lawn and small patio area. Boundary wall. Side gate access.

**GARAGE**

Single car garage with a Up and Over door situated in a block of two

**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

**COUNCIL TAX BAND**

**C**

***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 17<sup>th</sup> August 2011

#### PROCEEDS OF CRIME ACT 2002

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