

Anthony Brown Ltd, Gwent House, East Street, Llantwit Major, CF61 1XY tel no. 01446 792723

REF NO: 452D



25 WESLEY AVENUE

RHOOSE

CF62 3DX

TENURE:FREEHOLD

PRICE:£155,000

SITUATION & DESCRIPTION This is a two bedroom semi detached bungalow with garage and established garden located at the head of a cul de sac in a residential area close to all amenities in the coastal village of Rhoose where there are shopping and educational 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 one miles away. The elevations are of roughcast render under an interlocking tiled roof. The property has the benefit of gas fired heating. Garden to front and rear. NO ONWARD CHAIN.

ACCOMMODATION Approached to the front via a driveway with double opening gates leading to the side entrance via a glazed door and side panel. Porch light.

ENTRANCE HALL Wired for two wall lights. Smoke detector. Single panel radiator to the one wall. Telephone point. Power points. Carpet cover.

LOUNGE

16'0" x 11'10" Bay window overlooking the front which is secondary double glazed. Artex ceiling and wired for centre light. Wall light fittings. Panel radiator to the one wall. Fireplace incorporating a Baxi Bermuda coal/log effect gas fire and boiler which serves both the domestic and heating system. Power points. Telephone point. Carpet cover.

KITCHEN/DINER

17'10" x 8'0" **To the kitchen area**-Window overlooking the side. Range of base units in wood with matching work surfaces and ceramic tiled surround. Single drainer. Textured ceiling and wired for centre light. Range of power points. Plumbing for appliances. Cushion flooring. **To the Dining area**- Tiled floor. Single panel radiator with individual thermostat. Centre lighting.

CONSERVATORY

13'0" x 6'8" .Wall lighting. Power laid on.

BEDROOM ONE

11'2" x 9'7".Window overlooking the front with a panelled radiator situated beneath. Artex ceiling and wired for centre light. Wired for centre light. Carpet cover.

BEDROOM TWO

11'4" x 9'10" Window overlooking the rear.. Wired for centre light. Power points. Carpet cover. Located in this room is the airing cupboard which houses the copper cylinder tank and programmer for the heating system.

BATHROOM

Obscure glazed window overlooking the side. Suite comprising of a panel bath with shower over, wash hand basin and w.c. Single panel radiator

EXTERNAL

To the front – Approached via a concrete driveway. The garden to the front is well matured with centre patio and border shrubs. Driveway leads to a semi detached garage with a pitched roof with tiled cover. Water laid on

GARAGE

16'0" x 9'0" Single car garage with an up and over door. Window to the rear. Pitched roof giving ample storage space. Power laid on.

To the rear. – Paved patio. Mature garden principally laid to lawn with border fencing, Greenhouse.



SERVICES

Mains -Water, Electricity 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: 15th June 2009

PROCEED OF CRIME ACT 2002

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