

## **ANTHONY BROWN LTD**

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**REF NO 537D**



**26 CLOS OGNEY**

**LLANTWIT MAJOR CF61 2SN**

**TENURE : FREEHOLD**

**PRICE : £ 167,500**

**SITUATION & DESCRIPTION** This is a modern two storey three bedroom semi-detached house with converted garage giving an extra reception room first occupied in 1996 situated in a residential area close to all amenities 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 property is of cavity wall construction with elevations of conglomerate stone and rendered under a pitched roof with interlocking tiled cover. UPVC double glazed windows and doors, PVC rainwater goods and soffits and gas fired central heating. Ground floor cloakroom and en-suite shower room to the master bedroom.

**ACCOMMODATION** Approach via a part glazed UPVC door and coach light to reception hall

**RECEPTION HALL** Wired for light and power point. Tiled flooring.

### **GROUND FLOOR**

**CLOAKROOM** Obscure glazed window to the front. Fitted with a suite in white comprising wash-hand basin and WC with a ceramic tiled surround. Single panel radiator. Quarry tiled floor.

**INNER HALL** Double panel radiator with individual thermostat. Wired for centre light. Smoke detector. Dogleg staircase leads to the first floor. Glazed panel door leads to

**LOUNGE/DINING ROOM** 19' 5" x 9' 7" Two windows with curtains and blinds overlooking the side. Wired for two centre lights and power points. TV point. Artex ceiling. Adam style fireplace with conglomerate marble hearth and wood surround. Double panel radiator to one wall. Part glazed wooden French doors lead to the conservatory

## Lounge/dining room



## CONSERVATORY

10' 9" x 8' 8" Purpose built UPVC double glazed. Vertical blinds. Centre fan light and power points. Double panel radiator. Ceramic tiled flooring. Door leads to the rear garden.



## KITCHEN/ BREAKFAST ROOM

15' 6" x 8' 0" Window overlooking the rear and half glazed door leads out to the rear garden. Fitted with a range of base and wall units with matching work surfaces over and a ceramic tiled surround. Incorporated in the units is a one and half bowl single drainer sink unit with mixer tap, four ring gas hob, double oven and grill (not tested) Wired for two centre lights and a good range of power points. Plumbing for appliances. Tiled floor. Situation of the wall mounted gas fired boiler which serves the domestic hot water and the radiators.



## RECEPTION ROOM

(formerly the garage)

15' 6" x 7' 10" Windows overlooking the front. Wired for centre light and power points. Plain plastered ceiling. Panel radiator to one wall.



Polished wooden newel staircase leads to

## FIRST FLOOR LANDING AREA

Access into the roof space. Carpet cover. Power points. Smoke detector. Situation of the airing cupboard housing the header tank. Doors off to all rooms.

## BEDROOM NO 1

11' 4" x 10' 0" Window with blinds overlooking the rear and panel radiator fitted beneath. Built-in wardrobe with sliding door. **En-suite** Obscure glazed window to the side. Wired for sunken lights. Fitted with a shower cubicle, vanity unit, wash-hand basin and WC. Towel radiator. Shaver point. Plain plastered ceiling. Tiled flooring

## BEDROOM NO 2

11' 0" x 7' 10" Window with blinds overlooking the rear and panel radiator fitted beneath with individual thermostat. Wired for centre light and power points. TV point. Laminate flooring.

## BEDROOM NO 3

9' 2" x 8' 6" Window with blinds overlooking the front. Artex ceiling. Wired for centre light and power points. Deep built-in wardrobe with shelving.

## BATHROOM

Obscure glazed window with roller blind overlooking the front. Fitted with a modern suite comprising panel bath with shower fitted over, wash-hand basin and WC. Shaver point. Ceramic tiled walls. Stainless steel towel rail. Tiled flooring.

## EXTERNAL

**To the front** Approached via a block paved driveway and side pathway to rear access. Wooden gate.

**To the rear** Paved patio area. Laid to lawn. External lighting. Timber garden shed. Panel border fencing. Side gate.



The original garage door remains stored should the garage need to be reinstated.

**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 29<sup>th</sup> June 2010

#### PROCEEDS OF CRIME ACT 2002

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