

REF NO 570D



26 MANOR PARK

LLANTWIT MAJOR CF61 1RS

TENURE : FREEHOLD

PRICE : £ 180,000

SITUATION & DESCRIPTION This is a two storey three bedroom semi-detached house situated in a cul-de-sac of similar age and type dwellings 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 traditional cavity wall construction with elevations of facing brick and smooth render under a pitched roof with interlocking tiled cover. UPVC double glazed windows and doors. PVC rainwater goods. The property has the benefit of gas fired central heating by way of a combination boiler. Many extras are included in the purchase price.

ACCOMMODATION Approach via a UPVC patterned glazed door with side panel leading to the reception hall.

RECEPTION HALL Coved ceiling surround. Wired for centre light. Door leading off to the lounge, kitchen, 2nd reception room and rear hall. Laminated flooring.

LOUNGE 19' 9" x 10' 6" Double glazed picture window with painted sill overlooking the rear garden and double panel radiator fitted beneath. Window blind. Wired for centre light and power points. Telephone point. TV point. Coved and artex ceiling. Laminated floor. Double doors opening to dining room.

DINING ROOM 8' 0" x 7' 6" UPVC double glazed window with fitted blinds overlooking the front and single panel radiator beneath. Wired for light and power points. Telephone extension point. Coved and artex ceiling. Laminated floor.

KITCHEN 10' 0" x 8' 3" Window overlooking the front with blind. Fitted with a range of base and wall units with matching work surfaces over incorporating a four ring gas hob, electric oven with extractor hood over. Ceramic tiled surround. Wired for ceiling

light, power points, cooker point and lighting is incorporated in the kitchen units. Plumbing for appliances. Single panel radiator. Laminate flooring.



REAR HALL/ UTILITY AREA

Curtain partition to rear hall. Pine panel ceiling. Wired for light and power points. Single panel radiator. Wood flooring. UPVC obscure glazed door leads to the rear.

2nd RECEPTION ROOM

17' 0" x 8' 0" Formerly the garage. UPVC double glazed window to the front. Wired for three wall lights and power points. Double panel radiator. Location of the electric meter. Laminated floor. UPVC French doors lead to the rear.

Staircase leads to

FIRST FLOOR LANDING AREA

Double glazed window with roller blind overlooking the side. Smoke detector. Access into the loft space via a loft ladder. Built-in linen cupboard which houses the 'Worcester Bosch' gas fired combination boiler which serves the domestic hot water and the radiators. Central heating programmer.

BEDROOM NO 1

10' 6" x 9' 6" Double glazed window with blind overlooking the rear. Single panel radiator. Modern wall mounted units and wardrobe to remain. Wired for light and power. Fitted carpet.

BEDROOM NO 2

10' 6" x 6' 6" Double glazed window overlooking the rear with single panel radiator fitted beneath. Built-in deep wardrobe and mirror. Wired for light and power points. Telephone extension point. Fitted carpet.

BEDROOM NO 3

10' 0" x 7' 0" excluding the built-in wardrobes. Window overlooking the front. Wired for light and power points. Single panel radiator. Built-in wardrobe with shelving. Laminated flooring.

BATHROOM

Obscure glazed window overlooking the front with roller blind. Fitted with a modern suite comprising panel bath with 'Gainsborough' electric shower over with curtain screen, wash-hand basin and WC. Wired for light. Single panel radiator. Towel rail. Medicine cabinet. Ceramic tiled walls. Tiled floor.

EXTERNAL

To the front Approached via a driveway with lawn. Mature shrubs and border. Water laid on.

To the front – Location of the gas meter.

To the rear Concrete block wall with screen walling, fencing and garden gate. Principally laid to lawn with decking area. Garden shed and power laid on.

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 5th January 2011

PROCEEDS OF CRIME ACT 2002

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