

ANTHONY BROWN LTD

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REF NO: 526D



27 SHAKESPEARE DRIVE

LLANTWIT MAJOR CF61 1WW

TENURE : FREEHOLD

PRICE : £119,500

SITUATION & DESCRIPTION This is a modern two bedroom link house located in a quiet cul-de-sac in a sought after area 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, Bridgend and Cardiff whilst the M4 motorway is approximately nine miles distant and Cardiff Wales Airport is about seven miles away. The elevations are of facing brick under a pitched roof with tile cover. The property has the benefit of gas fired central heating and UPVC double glazing. Off road allocated parking adjacent.

ACCOMMODATION:

ENTRANCE HALL

Approached via a wooden door with inset glazed panel and a further fifteen panel glazed door leading to:

LOUNGE/DINER

13'9" x 12'4" max. Window and door overlooking the rear garden. Double panel radiator. Wired for ceiling light and power points. TV socket. Laminate flooring. Staircase leading to first floor.

KITCHEN

9'0" x 6'6" UPVC window overlooking the front with a stainless steel single drainer sink unit fitted beneath. Range of base units with work surfaces over. Ceramic tiles splash-back to work area. Wired for ceiling light. Cooker point and power points. Gas point. Plumbed for automatic washing machine. Wall

mounted Potterton gas fired central heating boiler which serves both the domestic and central heating system. Laminate flooring.

Lounge/Diner



Kitchen



Staircase leading to first floor with carpet cover.

**FIRST FLOOR
LANDING AREA**

Access to roof space. Wired for light and power point. Situation of the airing cupboard with copper cylinder tank and shelving.

BEDROOM ONE

9'6" x 9'0" (plus built in wardrobe) ~Window overlooking the rear garden. Single panel radiator. Wired for ceiling light and power points. Built in wardrobe with hang space and cupboards over.

BEDROOM TWO

9'2" x 6'0" UPVC Window overlooking the front. Single panel radiator. Wired for ceiling light and power points.

BATHROOM/ W.C.

Window to the front. Fitted suite comprising of a panelled bath with hand grips and shower over, pedestal wash hand basin and low level w.c. Ceramic tiled splash-back, Shaver socket, Single panel radiator.

EXTERNAL

To the front – Open plan garden laid to lawn with borders.

To the rear. – Elevated garden laid to lawn with flower borders, paved patio. Hard-standing parking adjacent.

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: 1st June 2010

PROCEED OF CRIME ACT 2002

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