

## **ANTHONY BROWN LTD**

**Gwent House, East Street, Llantwit Major CF61 1XY, Vale of Glamorgan Tel 01446 792723**

### **REF NO:618 D**



**28 MONMOUTH WAY**

**LLANTWIT MAJOR CF61 2GT**

**TENURE:LEASEHOLD**

**PRICE:£135,000**

**SITUATION & DESCRIPTION** This is a modern three bedroom well maintained family house with garage situated in a residential 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 with an interlocking tiled roof. The property has the benefit of gas fired central heating by means of a combination boiler, UPVC rainwater goods and UPVC double glazing throughout. All curtains, blinds, carpets and floor coverings as laid are to remain and are included in the purchase price. Established gardens to front and rear. VACANT POSSESSION.

**ACCOMMODATION** Approached to the front via UPVC door with inset glazed panel and glazed side panel leading into:

**RECEPTION HALL** Small storage cupboard. Laminate flooring. Panel door through to:

**LOUNGE/DINER** 15'0" x 12'0" Picture window overlooking the front with vertical blinds and curtain rails. Artex ceiling and wired for two centre lights, Power points, Panelled radiator with individual thermostat to one wall. TV socket. Adam style fireplace and tiled hearth incorporating a coal effect electric fire. Carpet cover. Staircase to first floor. Fifteen panel glazed door leading into:

## Lounge.



## KITCHEN/UTILITY AREA

15'0" x 9'6" **To the kitchen area** –Fitted with a modern range of base and wall units with matching work surfaces over and ceramic tiled surround. Window overlooking the rear with roller blind. Incorporated in the units is stainless steel single drainer with mixer tap. four burner gas hob with cooker hood over and electric oven. Power points. Plumbing for appliances. Wall mounted gas fired combination boiler which serves both the domestic hot water and central heating system. Ceramic tiled floor. **Under-stairs Utility Area** – Fridge freezer, shelving. Tiled flooring.



## DINING AREA

Centre lighting. Single panel radiator with individual thermostat. Carpet cover. Curtain poles and curtains. Window and half glazed door leading to rear garden.

**Staircase leading to first floor –carpet cover.**

## FIRST FLOOR LANDING AREA

Wired for centre light. Access from landing area into roof space.

## BEDROOM ONE

10'6" x 10'6" maximum. Window overlooking the front with vertical blinds and curtain poles. Artex ceiling and wired for centre light. Power points. Panelled radiator to one wall with individual thermostat. Double built in wardrobe with sliding doors.

**BEDROOM TWO**

10'4" x 10'2" Window overlooking the rear with curtains and curtain poles. Artex ceiling and wired for centre light. Power points. Double built in wardrobe with shelving and sliding doors. Panel radiator with individual thermostat. Carpet cover.

**BEDROOM THREE**

10'0" x 6'9" Window overlooking the front with vertical blinds and curtains. Artex ceiling and wired for centre light Power points. Panelled radiator to the one wall. Carpet cover.

**BATHROOM**

Obscure UPVC window to the rear with roller blind.. Modern bathroom suit in white comprising of a bath with Triton shower and screen over, wash hand basin. Tiled surround. Medicine cabinet. Vinyl flooring. Airing cupboard with radiator.

**EXTERNAL**

**To the front** – Open plan well maintained garden with lawn area either side of pathway to the front door. Shrubs.

**To the rear.** – Enclosed garden with fence panels and conifer screening. Paved patio area, water feature, lawn with pathway to one side leading to rear gate access to:

**GARAGE**

Single car garage with an up and over door in a block.



**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.

**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: 22 August 2011

PROCEED OF CRIME ACT 2002

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