

ANTHONY BROWN LTD

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REF NO:600D



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LLANTWIT MAJOR CF61 2SA

TENURE: FREEHOLD

PRICE:£169,995

SITUATION & DESCRIPTION This is a well maintained modern three bedroom semi detached house with conservatory situated in a residential area within 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 property is of traditional cavity wall construction with elevations of part conglomerate stone and smooth render under a pitched roof with interlocking tiled cover. The property benefits from an En suite shower room to master bedroom, UPVC Conservatory, Gas fired central heating and UPVC double glazing. All Blinds and Floor covering to remain and are included in the purchase price.

ACCOMMODATION Approached via a UPVC double glazed door with inset glazed feature leading into entrance hall.

ENTRANCE HALL Traditional hall with laminate flooring. Coved Artex ceiling and wired for centre light. Single panel radiator. Staircase to first floor. Doors off:

CLOAKROOM Obscure double glazed window overlooking the front. Fitted with a suite comprising of a wash hand basin and low level w.c. Single panel radiator. Coved and Artex ceiling. Wired for centre light. Laminate flooring.

LOUNGE

15'4" x 10'0" UPVC double glazed window overlooking the front. Coved and Artex ceiling. Wired for centre light. Double panel radiator. TV point. Power points. Fitted carpet. Through to:



DINING ROOM

9'10" x 8'2" Coved and Artex ceiling. Wired for centre light. Single panel radiator. Power points. Glazed doors leading into conservatory.

CONSERVATORY

9'10" x 9'4" UPVC double glazed conservatory with dwarf stone effect wall. Debonaire air conditioning unit with its own remote control. Power points. Ceramic tiled flooring. Double doors leading out to the rear garden.

KITCHEN

11'8" x 8'0" Window overlooking the rear. Coved and artex ceiling. Wired for fluorescent light. Fitted with a range of base and wall units with matching work surfaces over incorporating a single drainer sink unit with mixer tap. Also incorporated in the units a split level oven, grill and hob with extractor hob over. Plumbing for appliances. Power points. Location of the Apollo gas fired boiler which serves the domestic hot water and central heating system. Vinyl flooring.



Staircase leading to:

**FIRST FLOOR
LANDING AREA**

Window overlooking the side. Coved and Artex ceiling. Wired for centre light. Access into roof space. Location of the airing cupboard housing the copper cylinder tank.

BEDROOM ONE 10'3" x 10'3" Window overlooking the front. Coved and Artex ceiling. Wired for centre light. Single panel radiator. Wardrobe with hanging space. Fitted carpet. Blinds. En-suite off:

**EN-SUITE
SHOWER ROOM** Fitted with a shower cubicle, wash hand basin and low level w.c. Wired for light. Vanity mirror. Extractor fan. Carpet.

BEDROOM TWO 10'4" x 9'7" Window overlooking the rear. Single panel radiator. Coved and Artex ceiling. Wired for centre light. Carpet and blinds.

BEDROOM THREE 8'0" x 7'6" Window overlooking the front. Single panel radiator. Wired for centre light. Coved and Artex ceiling. Laminate flooring.

BATHROOM Obscure glazed window overlooking the rear. Blinds. Coved and Artex ceiling. Wired for centre light. Suite comprising of a panelled bath, wash hand basin and low level w.c. Single panel radiator. Shaver point. Carpet.

EXTERNAL **To the front** – The property is approached via a tarmac driveway for parking of vehicles off road.. Access to side and rear garden. Outside light. Garden neatly laid to lawn .with hedging and shrubs.

To the rear – Enclosed by interlap fencing and privet hedging. Garden principally laid to lawn with flower borders. Patio. Timber shed to remain. Outside lighting to side. Water laid on.



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 :D

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.

PROCEEDS OF CRIME ACT 2002

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