

ANTHONY BROWN LTD

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REF NO: 543D



3 CARMARTHEN CLOSE

LLANTWIT MAJOR CF61 2GL

TENURE: LEASEHOLD

PRICE : £189,995

SITUATION & DESCRIPTION This is a modern three bedroom detached house set in a good location with gardens to the front, side and rear 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, 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 UPVC double glazing, Combi boiler/gas fired central heating and a modern fitted kitchen. All carpets as laid will remain and are included in the purchase price. Vacant possession on completion.

ACCOMMODATION Approached by a UPVC double glazed inset door into the reception hall.

RECEPTION HALL/ STUDY

12'0" x 6'7" with UPVC double glazed window overlooking the front. Plain plastered ceiling. Curtain fixtures. Telephone point. Single panel radiator. Laminate flooring. Nine panelled door leading to:

LIVING ROOM

14'2" x 11'0" with window overlooking the front and a double panel radiator beneath. Coved, artex ceiling and wired for centre light. Fireplace incorporating a coal/log effect gas fire which is independent of the central heating system, mantel and hearth. Located in this room is the thermostat and programmer for the central heating system. Power points. Fitted carpet. Double opening glazed doors leading into:

living room



KITCHEN/DINER

To the Dining Area – 10'0" x 8'6" with UPVC double glazed patio doors opening onto rear garden. Coved, artex ceiling with fan lighting Vertical blinds. Range of units incorporating book shelves. Double panel radiator to the one wall with individual thermostat. Laminate flooring. **To the Kitchen** -9'0"x 8'0" L shaped. Well fitted with base and wall units with matching work surfaces over. Ceramic tiled walls. UPVC double glazed window overlooking the rear. One and a half bowl sink unit. Incorporated in the units is a built in fridge freezer, split level oven, grill and five gas hob with extractor over. Lighting. Plumbing for appliances. Power points. Provision for gas or electric cooker. Generous pantry cupboard with shelving. Laminate flooring. Off this room:



UTILITY

Artex ceiling and wired for centre light. Ceramic tiled flooring. Cloaks rack. Obscure glazed door leading to the side.

**GROUND FLOOR
CLOAKROOM/WC**

Comprising of wash hand basin and w.c. Ceramic tiled surround and floor. Extractor fan. Plumbing for appliances.

**FIRST FLOOR
LANDING AREA**

Location of the airing cupboard housing the gas fired combi boiler. Access into roof space. Fitted carpet. Rooms lead off.

BEDROOM ONE

L shaped. 12'0" x 11'0" excluding the built in wardrobes. Window to the front with a single panel radiator beneath. Artex ceiling and wired for lighting. Wall to wall fitted wardrobes with mirrored doors. Fitted carpet.

BEDROOM TWO

10'9" x 8'7" Window overlooking the rear. Single panel radiator to one wall. Wired for light. Power points. Fitted carpet.

BEDROOM THREE

8'4" x 8'2" Window overlooking the front half in obscure glazed patterned leaf and the other half in clear glass. Single panel radiator to one wall. Power points. Carpet cover.

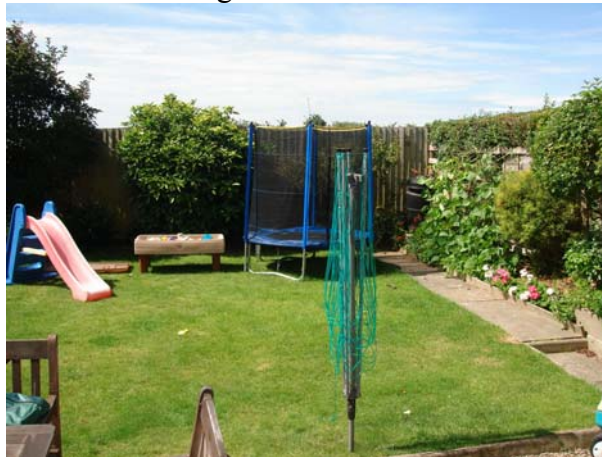
BATHROOM

Obscure double glazed window overlooking the rear. Fitted with a modern bathroom suite in white comprising of bath with shower over and screen, wash hand basin and w.c. Partial ceramic tiled walls. Heated towel rail.

EXTERNAL

To the front – Approached by a driveway with sufficient parking for vehicles. Lawn to both sides.

To the rear. – Good size garden principally laid to lawn with paved patio and boundary walling overlooking Primary school's recreation field beyond. Timber garden shed. Side gate.

**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: 21 July 2010

PROCEED OF CRIME ACT 2002 Anthony Brown Limited is obliged to report any knowledge or suspicion of money laundering to NCIS – National Criminal Intelligence Service - and should such a report prove necessary are precluded from conducting any further professional work without consent from NCIS.