

**ANTHONY BROWN LTD, Gwent House, East Street, Llantwit Major, CF61 1XY**  
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**REF NO: 469D**



**3 SYCAMORE AVENUE  
ST ATHAN PARK CF62 4JW**

**TENURE: FREEHOLD**

**PRICE: £144,950**

**SITUATION & DESCRIPTION** This is a three bedroom semi detached house with conservatory to the rear situated in a residential area of similar age and type dwellings approximately one mile from the village of St Athan and two miles from 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 ten miles distant and Cardiff Wales Airport is about four miles away. Elevations are of facing brick under a pitched roof with tile cover. UPVC double glazed windows and gas fired central heating. Allocated parking. All carpets and floor coverings as laid are to remain and are included in the purchase price.

**ACCOMMODATION**      Approached via an obscure glazed door with inset panels into the entrance hall.

**ENTRANCE HALL**      Staircase leading to the first floor. Wired for centre light. Single panel radiator to one wall. Storage cupboard.

## LOUNGE

14'1" x 11'0" UPVC double glazed windows overlooking the front with a double panel radiator beneath. Wired for centre light. Range of power points.



## KITCHEN/DINING ROOM

22'0" x 8'9" **To the Kitchen area-** Window overlooking the rear with a single drainer sink beneath. Location of the Potterton gas fired central heating boiler which serves both the domestic hot water and central heating system. Wired for ceiling light. Fitted with a range of base and wall units with matching work surface over. Tiled splash back. Incorporated in the units is an electric oven, Gas hob and extractor hood over. Built in breakfast bar. Tiled flooring. **To the Dining area-** Wired for centre light. Laminate flooring. Half glazed sliding French door to rear. Doors off to:



## CONSERVATORY

11'3" x 9'3" Centre lighting. Double panel radiator to one wall. Hardwood floor. Power points. Doors to rear garden.

Staircase with carpet leading to first floor:

## FIRST FLOOR LANDING AREA

Wired for light and power point. Smoke detector. Location of the airing cupboard housing the copper cylinder tank and shelving. Doors off :Access into loft.

- BEDROOM ONE** 14'11" x 10'10" Window overlooking the front with a single panel radiator situated beneath. Wired for centre lighting and two wall lights. Power points. Built in wardrobes. Carpet cover.
- BEDROOM TWO** 13'9" x 6'10" Window overlooking the front with a single panel radiator situated beneath. Wired for ceiling spot light and side light. Built in wardrobe. Power points. Laminate flooring.
- BEDROOM THREE** 11'11" x 8'4" Window overlooking the rear with a single panel radiator situated beneath. Spot lights to the ceiling. Power points. Built in wardrobe. TV point. Computer point. Laminate flooring.
- BATHROOM** White suite comprising of a panelled bath. an exotic Neptune electric shower, shower curtain and rail and wash hand basin. One wall fully tiled and the remainder half tiled. Towel holder. Single panel radiator to one wall.
- SEPARATE W.C.** Obscure glazed window. Wired for centre light. Tiled floor. W.C. Extractor fan. Location of the airing cupboard housing the copper cylinder tank and shelving.
- EXTERNAL** **To the front** – Open plan. Laid to lawn. Allocated parking.

**To the rear.** – Elevated decked area. Lawn area. Mature trees and shrubs. Water laid on. Panel fencing. Access via a wooden gate to a green communal area. Also side access with lawn area and a garden shed.



- 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: 19 September 2009

PROCEED OF CRIME ACT 2002

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