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REF NO 604D



32 BOVERTON BROOK

LLANTWIT MAJOR CF61 1YH

TENURE : FREEHOLD

PRICE : £175,000

SITUATION & DESCRIPTION This is a modern two bedroom semi-detached bungalow with conservatory and garage located in a quiet cul-de-sac in a popular residential area 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, Cardiff and Bridgend whilst the M4 motorway is approximately nine miles distant and Cardiff (Wales) Airport is about seven miles away. The elevations are of smooth render and reconstituted stone under a pitched roof with interlocking tiled cover. Gas fired central heating has been installed by means of a combination boiler and the windows and doors are UPVC double glazed. PVC rainwater goods. Good size driveway with parking for several vehicles. Garden to front and well established rear garden runs down to Ogney brook.

ACCOMMODATION Approach via an obscure glazed UPVC door to the hallway and further half glazed door leads to the reception hall.

RECEPTION HALL Wired for centre light. Double panel radiator. Cloaks rack. Carpet cover. Two steps down to inner hallway. Centre lighting. Central heating thermostat. Access into the roof space via a pull down ladder which is boarded and has lighting and window to the side.

LOUNGE/DINER 18' 0" x 11' 2" Windows overlooking the rear with panel radiators fitted beneath. Adam style wood surround fireplace and conglomerate hearth. Wired for centre light, two wall lights and a range of power points. Carpet cover.

Lounge



KITCHEN/ BREAKFAST ROOM

10' 6" x 10' 0" Fitted with base and wall units with work surfaces and a ceramic tiled surround together with a single drainer sink unit. Wired for fluorescent lighting and power points. Double panel radiator. Vinyl floor cover. Access into the conservatory.

CONSERVATORY

12' 0" x 8' 6" Brick facing purpose built UPVC double glazed with door leading out to the rear garden. Plumbing for appliances. Water laid on. Wired for centre light. Door gives access to the attached garage.

BEDROOM NO 1

12' 6" x 11' 4" Window overlooking the front with double panel radiator fitted beneath. Vertical blinds. Wired for centre light and power points. Carpet cover.

BEDROOM NO 2

10' 0" x 8' 0" Window overlooking the side. Vertical blinds. Wired for centre light and power points. Carpet cover. Cupboard housing the gas fired central heating combination boiler which serves the domestic hot water and the radiators. Cloaks cupboard.

BATHROOM

Obscure glazed window to the side. Fitted with a double shower cubicle, wash-hand basin and WC. PVC and ceramic tiled walls. Heated towel rail. Vinyl floor cover

EXTERNAL

To the front Mature garden with shrubs. Boundary wall. Recently re-laid driveway leads to the garage.

To the rear Well established garden. Sun patio. Wrought iron balustrade railings down to the lawn area. Soft fruit bushes, mature shrubs and roses. Leads down to Odney Brook.

GARAGE

Single car garage with Up and Over door. Situation of the service meters. Window to the rear.



SERVICES

Mains – Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulations.

VIEWING

At any reasonable time with the Agent as above.

LOCAL AUTHORITY

Vale of Glamorgan 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.

Details prepared on 7th July 2011

PROCEEDS OF CRIME ACT 2002

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