

ANTHONY BROWN LTD

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REF NO 606D



33 CHURCH MEADOW

BOVERTON, LLANTWIT MAJOR CF61 2AT

TENURE : FREEHOLD

PRICE : £110,000

SITUATION & DESCRIPTION This is a two bedroom dwelling house situated in a cul-de-sac in a residential area on the outskirts of 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 property is of traditional cavity wall construction with elevations of facing brick under a pitched roof with concrete interlocking tiled cover. Gas fired central heating by means of a combination boiler has been installed and all the radiators have individual thermostats together with UPVC double glazed windows. The rainwater goods are of PVC. All curtain fixtures and carpets as laid are to remain and included in the purchase price. No chain.

ACCOMMODATION Coach light and approach via a half glazed UPVC door with inset glazed panels leading to the entrance hall.

ENTRANCE HALL Wired for light. Artex ceiling. Single panel radiator. Ceramic tiled floor.

KITCHEN 8' 6" x 8' 0" UPVC double glazed window overlooking the front. Fitted with a range of light beech colour units with charcoal work surfaces over and incorporating a single drainer sink unit with mixer tap, gas hob and oven with extractor. Ceramic tiled surround. Coved and plain plastered ceiling. Wired for centre lighting, cooker point and five power points. Plumbing for appliances. Situation of the wall mounted gas fired combination boiler which serves the domestic hot water and the radiators.

LOUNGE/DINER

17' 3" x 11' 9" maximum. UPVC double glazed patio doors lead to the rear garden and open onto the patio area. Fireplace and hearth surround. Single panel radiator. Coved ceiling. Wired for centre light, six power points and TV socket. Telephone point. Fitted carpet. Staircase leads to first floor

**FIRST FLOOR
LANDING AREA**

Wired for light and power point. Access into the roof space. Doors off to all rooms.

BEDROOM NO 1

12' 0" x 8' 8" plus recess 4' 9" x 3' 0". UPVC double glazed window overlooking the rear. Wired for light and four power points. Single panel radiator. Blinds. Fitted carpet.

BEDROOM NO 2

10' 10" x 6' 9" UPVC double glazed window overlooking the front. Deep built-in wardrobe. Wired for light and two power points. Single panel radiator.

BATHROOM/WC

UPVC obscure glazed window overlooking the front. Fitted with a modern suite in white comprising panel bath with shower fitted over, pedestal wash-hand basin and low level WC. PVC clad walls. Single panel radiator. Wired for light and shaver socket. Vinyl floor.

EXTERNAL

To the front Concrete hard standing for off road parking. Lawn area.

To the rear Paved patio and lawn area beyond. Timber boarded garden shed to which power has been laid. Screen fencing.

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

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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 15th July 2011

PROCEEDS OF CRIME ACT 2002

Anthony Brown Ltd 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.