

ANTHONY BROWN LTD

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REF NO:616D



34 FAIRFIELD CRESCENT

LLANTWIT MAJOR CF61 2XJ

TENURE:FREEHOLD

PRICE:£169,500

SITUATION & DESCRIPTION This is a well established semi detached three bedroom bungalow with garage located at Fairfield Crescent and 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 pebble dash render under an interlocking tiled roof. The property has the benefit of gas fired central heating, UPVC double glazing, PVC rainwater goods and cavity wall insulation. All carpets and floor coverings as laid are to remain and are included in the purchase price. Established gardens to front and rear. **VACANT POSSESSION.**

ACCOMMODATION Approached via UPVC double glazed obscure glass door and side panel leading into the Reception Hall.

RECEPTION HALL Wired for centre light. Cupboard. Carpet cover.

LOUNGE/DINER 15'4" x 12'0" with Picture window overlooking the front. with opening transoms. Plain plastered ceiling and wired for centre light and three wall light fittings. Located in this room is the wall mounted gas fire with back boiler which serves both the domestic hot water and central heating system. Power points. TV socket. Telephone point. Double panel radiator with individual thermostat. Carpet cover.

Lounge/Diner.



KITCHEN

10'6" x 8'0" Window with opening transoms and obscure glazed door to the side Fitted with a range of base and wall units with matching work surfaces over and incorporating a double drainer sink unit and Ceramic tiled surrounds. Double panel radiator to one wall. Power points. Plumbed for appliances. Vinyl flooring.



INNER HALL

Airing Cupboard. Rooms lead off:

BEDROOM ONE

14'0" x 10'0" Window overlooking the rear with a panelled radiator situated beneath with an individual thermostat. Wired for centre light. Power points. Telephone point. Carpet cover.

BEDROOM TWO

10'4" x 10'3" Window overlooking the rear with opening transoms. Panelled radiator with individual thermostat. Wired for centre light. Power points. Carpet cover.

BEDROOM THREE

9'3" x 6'9" Window overlooking the side with a panelled radiator beneath. . Wired for centre light and two power points. Carpet cover.

BATHROOM

Obscure window to the side. Bathroom suit in white comprising of a panel bath with a Triton shower with screen over, wash hand basin and w.c. Towel rail and radiator with individual thermostats.

EXTERNAL

To the front – Double wrought iron gates opening onto a long driveway leading to a single car garage and rear garden. Bounded by Dwarf walls and fencing to the side of the property. Established front garden laid to lawn with mature shrubs.

DETACHED GARAGE

Single car garage with an up and over door. Power laid on.

To the rear. – Garden laid to lawn with fruit trees and shrubs.



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.

Details prepared: 5 August 2011

PROCEED OF CRIME ACT 2002

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