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REF NO 575D



34 MONMOUTH WAY, BOVERTON

LLANTWIT MAJOR CF61 2GT

TENURE : FREEHOLD

PRICE : £ 129,950

SITUATION & DESCRIPTION This is a modern three bedroom family house with garage situated in a 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 facing brick under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows and doors, PVC fascia boards and gas fired central heating. No onward chain.

ACCOMMODATION

Approach via a centre pathway at front to an enclosed porch with UPVC pattern glass door. Wired for light. Situation of the service meters. Carpet cover. Door to main living room.

LIVING ROOM

14' 9" x 14' 4" UPVC double glazed window overlooking the front with vertical blinds. Local lias lime stone built fireplace with hardwood mantle which incorporates a 'Derwent Gloworm' flue free gas fire which is independent of the central heating system. Double panel radiator to one wall. Wired for two ceiling spotlights and a range of power points. TV point. Telephone point. Coved and combed artex ceiling. Smoke detector. Carpet cover. Small under stairs cupboard. Staircase leads to the first floor.

**KITCHEN/
DINING ROOM**

14' 8" x 10' 0" Two UPVC double glazed windows overlooking the rear with vertical blinds and door gives access to the rear porch. Coved and combed artex ceiling. Wired for two ceiling spotlights. **To the kitchen area** Fitted with a range of base and wall units with matching work surfaces over incorporating four ring gas hob and a single drainer sink unit with mixer tap. Spice cupboards and breakfast bar. Plumbing for appliances. Range of power points and a gas point Double panel radiator to one wall with individual thermostat. Situation of the wall mounted gas fired combination boiler which serves the domestic hot water and the radiators. **To the dining area** Carpet cover. Access to the rear porch.



REAR PORCH

UPVC double glazed. Good size. Door leads out onto the rear garden.

**FIRST FLOOR
LANDING AREA**

Staircase with carpet cover to first floor

Wired for centre light. Smoke detector. Access into the roof space.

BEDROOM NO 1

12' 8" x 10' 6" maximum. UPVC double glazed window into a small bay overlooking the front with panel radiator fitted beneath with individual thermostat. Built-in wardrobes with louvre doors. Wired for centre light and power points. Coved and artex ceiling. Carpet cover.

BEDROOM NO 2

10' 6" x 9' 3" UPVC double glazed window with blinds overlooking the rear. Single panel radiator to one wall. Built-in wardrobe with hanging space. Wired for light and power points. Carpet cover.

BEDROOM NO 3

8' 1" x 6' 3" UPVC double glazed window overlooking the front. Curtain fixtures. Single panel radiator. Wired for light and power points. Carpet cover.

BATHROOM

Obscure glazed window with blind overlooking the rear. Fitted with a modern suite comprising panel bath with shower and curtain screen over, wash-hand basin and WC. All walls ceramic tiled. Single panel radiator. Two medicine cabinets. Vinyl floor cover. Linen cupboard with radiator and shelving (formerly the airing cupboard).

EXTERNAL	To the front Centre pathway and laid to lawn To the rear Laid to lawn. Boundary walling. Rear access gate leads to the garage which is adjacent.
GARAGE	Single car garage with Up and Over door situated in a block
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	C

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 25th February 2011

PROCEEDS OF CRIME ACT 2002

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