

ANTHONY BROWN LTD

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REF NO 609D

35 SHAKESPEARE DRIVE LLANTWIT MAJOR CF61 1WW



TENURE : FREEHOLD

PRICE : £ 129,750

SITUATION & DESCRIPTION Modern two bedroom family house occupying a corner position with large south facing landscaped gardens and an outlook over Ogney Brook and pastureland beyond 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 been exceedingly well maintained throughout and has the benefit of UPVC double glazing and gas fired central heating. Private parking is adjacent. Vacant possession offered on completion

ACCOMMODATION Approach via a hardwood door with flower pattern glazed insets to the reception hall.

RECEPTION HALL Staircase leads to first floor. Wired for centre light and power point.. Doorbell. Smoke detector. Fitted carpet to hall, stairs and landing.

LOUNGE/DINER

15' 0" x 13' 6" Double glazed UPVC 'tilt and turn' patio doors which open out onto the south facing garden. Further window to the side. Wired for two centre lights and a range of power points. TV point. Telephone point. Coved and combed artex ceiling. Panel radiator. Fitted carpet as the hall.

**KITCHEN/
BREAKFAST ROOM**

12' 0" x 7' 6" UPVC half glazed door and double glazed window to the side. Fitted with a range of base and wall units with matching work surfaces and a single drainer sink unit with mixer tap. Breakfast bar. Two built-in cupboards. Plumbing for appliances. Gas and electric points. Wired for ceiling light and a range of power points. Laminated flooring. Location of the Baxi wall mounted gas fired boiler which serves the domestic hot water and the radiators.

Staircase leads to

**FIRST FLOOR
LANDING AREA**

Access into the roof space. Power points. Situation of the airing cupboard with copper cylinder tank and immersion heater.

BEDROOM NO 1

11' 7" x 10' 6" excluding the build-in wardrobe with mirror doors. UPVC double glazed window to the rear which overlooks open fields and pastureland. Single panel radiator with individual thermostat. Wired for centre light and power points. Laminated flooring.

BEDROOM NO 2

10' 6" x 6' 6" excluding the built-in double wardrobe. UPVC double glazed window overlooking the side. Single panel radiator with individual thermostat. Wired for centre light and power points. Laminated flooring.

BATHROOM

Obscure glazed window overlooking the side. Fitted with a modern suite comprising panel bath with shower head over, wash-hand basin and WC. Ceramic tiled surround. Single panel radiator. Wired for centre light. Fitted carpet.

EXTERNAL

To the front Open plan to the front and concrete hard standing adjacent for parking

To the side and rear Substantial garden to the side and rear with an open aspect. Paved patio area with dwarf stone wall. Panel fencing. Purpose built garden shed. Laid to lawn with borders. Water laid on.



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 20th July 2011

PROCEEDS OF CRIME ACT 2002

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