

## **ANTHONY BROWN LTD**

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**REF NO 540D**



**39 BOVERTON BROOK**

**LLANTWIT MAJOR CF61 1YH**

**TENURE : FREEHOLD**

**PRICE : £ 229,500**

**SITUATION & DESCRIPTION** This is modern three bedroom detached family house with attached garage and conservatory to the rear first occupied in the mid 1960's 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, hanging tile and render under a pitched roof with interlocking tiled cover. UPVC double glazed windows and Conservatory to the rear, PVC rainwater goods, PVC storm porch and gas fired central heating. The attached garage is currently used as a games room. Established gardens to the front and rear. The property has wooden strip maple flooring beneath the vinyl and carpets.

**ACCOMMODATION** Approach via a UPVC glazed door into a PVC purpose built storm porch with glazed windows to the front and side. Wired for light. Vinyl floor cover. Half glazed door leads to

**HALLWAY** Spacious hallway with doors leading off to all ground floor rooms. Cloaks rack. Artex ceiling. Wired for light and power points. Smoke detector. Single panel radiator. Central heating timer. Carpet cover. Under stairs storage cupboard with shelving. Staircase leads to first floor.

**LOUNGE** 14' 6" x 13' 8" Large picture window overlooking the front. Artex ceiling. Wired for centre light, wall lights and a range of power points. Panel radiator to one wall. Victorian cast iron fireplace and hearth with provision for living fire. Carpet cover.

## **KITCHEN/DINING AREA**

21' 6" x 8' 9" maximum **Kitchen area** Window overlooking the rear with single drainer sink unit beneath. Fitted with a range of base and wall units with matching work surfaces over and a ceramic tiled surround. Plain plastered ceiling. Wired for fluorescent light, spotlights and a range of power points. Single panel radiator to one wall. Vinyl flooring. Breakfast bar divides the dining area **Dining area** Plain plastered ceiling. Single panel radiator. Wired for wall lights and power points. Sliding doors lead to the conservatory.



## **CONSERVATORY**

9' 4" x 8' 2" UPVC double glazed purpose built with door giving access to the rear garden. Power laid on. Tongue and groove wooden flooring.

Door from the kitchen leads to:

## **UTILITY AREA**

Window overlooking the rear. Plumbing for appliances. Door leads to cloakroom.

## **GROUND FLOOR CLOAKROOM**

Fitted with wash-hand basin, vanity unit and WC. Half tiled walls.

## **GARAGE/ GAMES ROOM**

Half glazed door gives access to the rear and window to the side. Panel radiator to one wall. Wired for fluorescent light and power. Ceramic tiled floor.

Polished newel staircase with carpet cover leads to

## **FIRST FLOOR LANDING AREA**

Window to the side and doors off to all rooms. Situation of the wall mounted combination boiler which serves the domestic hot water and the radiators. Shower cubicle with ceramic tiled walls.

## **BEDROOM NO 1**

15' 2" x 9' 7" Window overlooking the front with blinds and panel radiator fitted beneath. Built-in wardrobe. Wired for centre light and power points. Carpet cover.

## **BEDROOM NO 2**

12' 6" x 8' 5" Window overlooking the rear with panel radiator fitted beneath. Artex ceiling. Wired for centre light and power points. Carpet cover

## **BEDROOM NO 3**

9' 6" x 7' 6" Window overlooking the rear. Wired for light and power points. Carpet cover. Access into the roof space which is boarded and insulated.

## BATHROOM

Obscure glazed window overlooking the rear. Fitted with a modern suite comprising panel bath, wash-hand basin and WC. Panel radiator. Wired for centre light. Artex ceiling. Ceramic tiled floor.

## EXTERNAL

**To the front** Driveway and well maintained garden laid to lawn and mature shrubs. Timber gate gives access to the side.

**To the rear** Two timber decked areas. Pagoda. Laid to lawn with mature shrubs and conifers. Californian screen walling to one side.



## 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

***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 6<sup>th</sup> July 2010.

## 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.