

ANTHONY BROWN LTD

Gwent House, East Street, Llantwit Major CF61 1XY, Vale of Glamorgan Tel 01446 792723

REF NO 613D

42 TREBEFERAD, BOVERTON LLANTWIT MAJOR CF61 1UX



TENURE : FREEHOLD

PRICE : £199,950

SITUATION & DESCRIPTION This is an substantial pre 1940's four bedroom, three reception room semi-detached house which has been skilfully extended and modernised in recent years 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 roughcast render under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows, PVC rainwater goods and gas fired central heating. Amtico laid flooring through the ground floor and the internal doors are of pinewood. Modern kitchen/breakfast room and luxury bathroom fittings.

ACCOMMODATION Approach via a half double glazed door to the reception hall.

RECEPTION HALL Spacious hallway. Coved and plain plastered ceiling. Wired for two ceiling lights and power points. Double panel radiator. Staircase leads to the first floor.

CLOAKROOM Fitted with a wash-hand basin and WC. Radiator. Built-in cloaks cupboard.

SITTING ROOM

16' 0" x 11' 6" UPVC double glazed picture window overlooking the front with blinds. Double panel radiator to one wall. Original fireplace with side niche and shelving alongside. Plain plastered ceiling. Wired for centre light and power points. TV point. Carpet cover with parquet block flooring beneath.

STUDY

10' 6" x 6' 6" Window overlooking the side with vertical blind. Double panel radiator to one wall. Plain plastered ceiling. Wired for light and a range of power points. Telephone point.

Central hall leads to

**KITCHEN/
BREAKFAST ROOM**

19' 0" x 12' 9" overall. French doors overlooking the rear garden. Plain plastered ceiling. Wired for centre lighting and sunken lights. Ikea fitted with a range of white modern base and wall units with matching work surfaces over with a ceramic tiled surround. Central console with a one and half bowl sink unit and mixer tap with work surfaces. 'Rangemaster' cooker with five ring gas hob, with double oven and grill and extractor unit fitted over.

**DINING ROOM**

12' 10" x 9' 6" French doors lead out to the rear garden. Two skylight velux windows into the roof. Double panel radiator to one wall. Range of wall units. Wired for light and power points.

UTILITY ROOM

Fitted with a single drainer sink unit and mixer tap. Range of base and wall units with a ceramic tiled surround. Plumbing for appliances. Plain plastered ceiling. Wired for centre light and power points. Location of the service meters. Extractor fan. Situation of the wall mounted 'Varient' gas fired combination boiler which serves the domestic hot water and the radiators.

SIDE PORCH

Double panel radiator to one wall. UPVC half glazed door leads out to the side.

**FIRST FLOOR
LANDING AREA**

Staircase with carpet cover leads to

Panel radiator to one wall. Plain plastered ceiling. Wired for centre light. Carpet cover

BEDROOM NO 1

11' 6" x 11' 0" Window overlooking the front with blind. Wired for centre light and power points. Plain plastered ceiling. Panel radiator. Access into the roof space. Carpet cover.

- BEDROOM NO 2** 12' 0" x 9' 6" Window overlooking the front with vertical blinds. Recess accommodating a built-in cupboard. Panel radiator to one wall. Plain plastered ceiling. Wired for light and power points. Carpet cover.
- BEDROOM NO 3** 8' 1" x 7' 6" Window overlooking the rear with an open aspect. Wired for centre light and power points. Plain plastered ceiling. Radiator to one wall. Carpet cover.
- MASTER BEDROOM** 14' 6" x 12' 6" excluding the wall to wall built-in wardrobes. French windows overlooking the heritage coastline. Wired for centre light and power points. Panel radiator. Carpet cover.
- FAMILY BATHROOM** Obscure glazed window to the side. Fitted with a suite in white comprising panel spa bath, wash-hand basin, double shower cubicle and WC. Wired for spot lighting.



- EXTERNAL**
- To the front** Driveway for off road parking.
- To the side** Garden store. Vegetable garden. Greenhouse.
- To the rear** Good size garden with a open aspect. Laid to lawn and patio area with pathway. Wood built playhouse and decking area.
- 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 29th July 2011

PROCEEDS OF CRIME ACT 2002

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