

ANTHONY BROWN LTD

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REF NO 577D



43 FAIRFIELD RISE

LLANTWIT MAJOR CF61 2XH

TENURE : FREEHOLD

PRICE : £ 239,950

SITUATION & DESCRIPTION This is a modern extended family bungalow and garage located on a corner position 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. Gas fired central heating has been installed has the benefit of UPVC double glazed windows and doors. The property has been well extended and lightly decorated with quality fixtures & fittings throughout.

ACCOMMODATION Approach via a UPVC patterned leaded light glazed door and side panel to the reception hall.

RECEPTION HALL Wired for centre light. Cloaks rack. Central heating thermostat. Laminate flooring. Double opening doors leads to the breakfast area. Ground floor cloaks cupboard with shelving, lighting and central heating time switch.

LOUNGE 16' 11 x 12' 0" Window with vertical blinds overlooking the front. Adam style fireplace with wood surround and a conglomerate marble hearth which incorporates a coal/log effect gas fired boiler which serves the domestic hot water and the central heating system. Double panel radiator. Coved and combed artex ceiling. Wired for centre light and a range of power points. Laminated flooring.

Lounge,



KITCHEN/ BREAKFAST ROOM

20' 6" x 7' 6" maximum excluding the hallway. **To the kitchen area** Window with roller blind overlooking the front. Wired for fluorescent light. Well equipped and fitted with an excellent range of wood base and wall units with spice and china cupboards with matching work surfaces and a ceramic tiled surround. Incorporated in the units is a one and half bowl sink unit with mixer tap, four ring hob and double oven. Good range of power points. Plumbing for appliances. Ceramic tiled floor **To the breakfast area** Single panel radiator to one wall. Wired for florescent light. Laminate flooring. Door to inner hall.



INNER HALL

Access to the roof space. Laminate flooring, Staircase leads to master bedroom and en-suite

BEDROOM NO 1

15' 4" x 10' 9" maximum. Window overlooking the rear with panel radiator with individual thermostat fitted beneath. Wired for light and power points. Laminate floor.

BEDROOM NO 2

14' 0" x 6' 8" maximum. Window with vertical blind overlooking the side. Dressing area. Panel radiator. Coved ceiling. Wired for light and power points. Carpet cover.

DINING ROOM

10' 2" x 9' 9" French doors leading to the side garden. Double panel radiator to one wall. Plain plastered ceiling. Wired for centre light and power points. Laminate flooring. Off this room is the conservatory.

Dining Room.



Conservatory.



CONSERVATORY

Purpose built hexagonal shaped UPVC double glazed with blinds. Panel radiators. Ceramic tiled floor. Wired for centre light and wall light. Access to the rear garden.

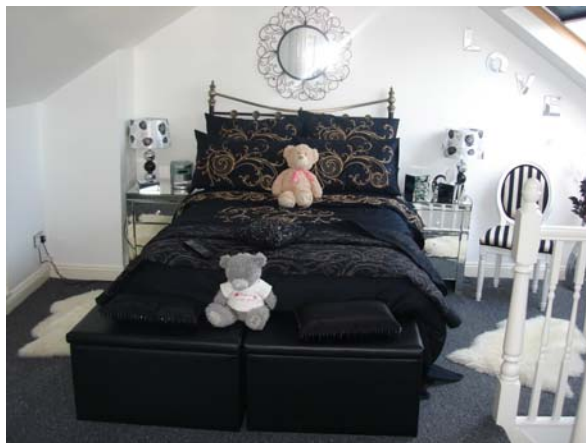
GROUND FLOOR BATHROOM

Obscure glazed window overlooking the rear. Fitted with a suite in white comprising panel bath, wash-hand basin, bidet and WC. Individual shower cubicle. Heated towel rail. Ceramic tiled floor

Staircase with carpet leads to

MASTER BEDROOM and En-Suite

14' 0" x 14' 0" approx. Two velux windows into the roof space. Plain plastered ceiling with sunken lights. Double panel radiator to one wall. Range of power points. Dresser area. Deep built-in walk-in wardrobe with lighting. **Luxury en-suite shower** Fitted with a suite in white with a double shower cubicle. Ceramic tiled walls. Heated towel rail. Ceramic tiled floor.



EXTERNAL

To the front Bounded by dwarf wall. Laid to lawn with borders. Being a corner position there is Californian screen walling to the side.

To the rear Enclosed by boundary walling. Low maintenance garden with patio and decked area. Outside lighting. Side entrance.



- GARAGE** Single car garage with Up and Over door adjacent
- 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** 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 on 4 March 2011

PROCEEDS OF CRIME ACT 2002

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