

ANTHONY BROWN LTD

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REF NO 365D



44 CARDIGAN CRESCENT

BOVERTON, LLANTWIT MAJOR CF61 2GP

TENURE : FREEHOLD

PRICE : £245,000

SITUATION & DESCRIPTION This is a two storey modern detached house with integral garage situated in a residential area 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 property is of traditional cavity wall construction with facing brick elevations under a pitched roof with concrete interlocking tiled cover. Gas fired central heating has been installed and the windows and doors are UPVC double glazed. The rainwater goods are of PVC. All carpets and floor coverings as laid are to remain and included in the purchase price.

ACCOMMODATION Approach via a UPVC door to entrance porch.

ENTRANCE PORCH Window to the side. Single panel radiator. Wired for light. Cloaks rack.

LOUNGE 15' 3" x 11' 6" UPVC double glazed window overlooking the front with double panel radiator fitted beneath. Combed artex ceiling. Wired for centre light and power points. TV socket. Telephone point. Fireplace with surround incorporating a log/coal effect gas fire which is independent of the central heating system.

SEPARATE DINING ROOM 12' 6" x 9' 0" maximum. UPVC double glazed window overlooking the rear with double panel radiator fitted beneath. Wired for light and power points. Laminated flooring. Staircase leads to first floor.

KITCHEN

14' 6" x 8' 6" maximum. Two UPVC double glazed windows overlooking the rear. Fitted with a range of base and wall units with matching work surfaces over and incorporating a single drainer stainless steel sink unit with mixer tap. Ceramic tiled splashback to work area. Wired for ceiling track lighting, cooker points and eleven power points. Gas point. Plumbed for automatic washing machine. Situation of the newly installed Gloworm Condenser gas fired boiler which serves the domestic hot water and the radiators. Vinyl flooring.



REAR HALL

Access via a glazed door to the side. Door to :

CLOAKROOM/WC

UPVC obscure glazed window to the side. Fitted with a low level WC and a vanity wash-hand basin with tiled splashback. Wired for light. Carpet.

Staircase with carpet cover leads to

FIRST FLOOR LANDING AREA

Situation of the airing cupboard with shelving and houses the copper tank and central heating controls. Access into the roof space by means of a pull down ladder – the roof space has been boarded with carpet cover and lighting, currently used as a playroom.

BEDROOM NO 1

15' 3" x 11' 8" maximum. Two UPVC double glazed windows overlooking the front. Wired for light and power. Double panel radiator. Laminated flooring.

BEDROOM NO 2

'L' shaped 11' 4" x 8' 9" plus recess (4' 5" x 3' 2") UPVC double glazed window overlooking the rear with single panel radiator fitted beneath. Wired for light and power. Laminate flooring.

BEDROOM NO 3

11' 7" x 8' 4" UPVC double glazed window overlooking the front with single panel radiator fitted beneath. Wired for light and power. Laminate flooring.

BEDROOM NO 4

11' 9" x 5' 3" UPVC double glazed window overlooking the rear with single panel radiator fitted beneath. Wired for light and power. Carpet cover.

BATHROOM

Obscure glazed window overlooking the rear. Fitted with a modern suite comprising panel bath with hand rail and 'Triton' power shower fitted over, pedestal wash-hand basin and low level WC. Ceramic tiled walls to full height in all areas. Wired for light and shaver socket. Double panel radiator. Carpet.

EXTERNAL

To the front Block paved driveway with parking for two vehicles and a timber gate leading to the side and rear. Laid to lawn with flower borders. **Side gate** Blocked paved pathway.

To the rear Patio area. Garden laid to lawn with borders. Timber boarded garden stores to remain. Water laid on.

GARAGE

17' 0" x 8' 3" Approached via a Up and Over door. Wired for light and power. Situated on the service meters.



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 16th October 2007

PROCEEDS OF CRIME ACT 2002

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