

ANTHONY BROWN LTD

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REF NO 615D



44 PARTRIDGE ROAD

ST ATHAN CF62 4NF

TENURE : FREEHOLD

PRICE : £125,000

SITUATION & DESCRIPTION This is a modern two bedroom end of terrace house situated in a residential area at West Vale, St Athan which is approximately one mile from the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available. 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. Rail service from Llantwit Major. The elevations are of facing brick under a pitched roof with interlocking tiled cover. The windows are UPVC double glazed and the property has the benefit of gas fired central heating. We understand that Planning has been granted for an extension to the property and further consent has been approved for a separate three bedroom dwelling. Plans in both instances are available on request.

ACCOMMODATION Approach via a hardwood door with glazed inset panels to the reception hall.

RECEPTION HALL Staircase leads to the first floor. Single panel radiator. Wired for centre light. Central heating thermostat. Carpet cover.

LOUNGE 13' 2" x 11' 6" UPVC double glazed window with blinds to the front and single panel radiator fitted beneath. Wall mounted gas fire and tiled hearth. Built-in alcove. Wired for centre light and power points. Telephone point. TV point. Wood flooring.

KITCHEN 16' 3" x 9' 2" Window with blinds overlooking the rear with stainless steel single drainer sink unit beneath. Fitted with a range of base and wall units with matching work surfaces over and a ceramic tiled surround. Wired for sunken spotlights and power points. Double panel radiator to one wall. Plumbing for appliances. Understairs storage cupboard. Tiled floor. Situation of the gas fired central heating boiler which serves the domestic hot water and the radiators. Half glazed door leads out onto the rear garden.

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| | Staircase with fitted carpet leads to |
| FIRST FLOOR LANDING AREA | Window. Smoke detector. Wired for centre light. Access into the loft space. |
| BEDROOM NO 1 | 13' 2" x 11' 6" Window overlooking the front with single panel radiator beneath. Wired for centre light and power points. TV point. Deep walk in cupboard with shelving. Laminated flooring. |
| BEDROOM NO 2 | 9' 9" x 8' 6" Window overlooking the rear with single panel radiator beneath. Wired for centre light and power points. Built-in cupboard with shelving. Laminated flooring. |
| BATHROOM | Obscure glazed window to the rear. Fitted with a modern suite comprising panel bath with a electric shower over and curtain screen, wash-hand basin and WC. Tiled walls to full height. Single panel radiator. Wired for centre light. Medicine cabinet. Vinyl flooring. |
| EXTERNAL | To the front Open plan and laid to lawn. To the side and rear Good substantial size gardens laid to lawn with border fencing. Principally laid to lawn. Access gate and double opening gates lead to a hard standing area for parking . |
| 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 3rd August 2011

PROCEEDS OF CRIME ACT 2002

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