

Anthony Brown Ltd, Gwent House, East Street, Llantwit Major, CF61 1XY
Vale of Glamorgan (Tel no.01446 792723)

REF NO: 503D



45 ILLTYD AVENUE

LLANTWIT MAJOR CF61 1TG

TENURE : FREEHOLD

PRICE : £145,000

SITUATION & DESCRIPTION This is a two storey mid terraced dwelling house built around 1953 on an estate of similar age and type dwellings 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, Bridgend and Cardiff 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 and elevations are of roughcast render under a pitched roof. UPVC double glazing, gas fired central heating and UPVC rainwater goods. There is a single storey area to the rear with a utility area and cloakroom.

ACCOMMODATION Approached via a UPVC obscure glass door into the entrance hall. Laminate flooring.

ENTRANCE HALL Wired for light. Smoke detector. Fitted carpet to stairs and landing.

LOUNGE 15' 3" x 12' 0" UPVC double glazed windows overlooking the front and rear with single panel radiators fitted beneath. Wired for centre light and power points. Telephone point. Original fireplace.

KITCHEN/DINING ROOM 16' 0" x 10' 3" UPVC double glazed window overlooking the front. Wired for centre light and power points. Location of the floor mounted Rhapsody gas fired coal/log effect fire with back boiler set on a hearth with an Adam style wooden surround which serves the domestic hot water and central heating system. Laminate flooring. **Kitchen Area** - L shaped galley style kitchen with UPVC double glazed window overlooking the rear with a single drainer unit and mixer

tap fitted beneath. Range of base and wall units with matching work surfaces over and a ceramic tile surround. Wired for fluorescent light and power points. Door leads to:



REAR HALL

With generous size storage cupboard and door with side panel leading to the rear garden. W.C. leading off.

FIRST FLOOR LANDING AREA

Wired for light and power point. Door to staircase with fitted carpet.

BEDROOM ONE

15' 0" x 10' 0" maximum. Window overlooking the front with a single panel radiator fitted beneath. Wired for centre light and power point. Recess with deep built-in wardrobe and a further cupboard alongside. Wood flooring.

BEDROOM TWO

10' 6" x 10' 0" Window overlooking the front. Wired for centre light and power points. Location of the airing cupboard with copper cylinder tank and immersion heater. T&G wood flooring.

BEDROOM THREE

8' 9" x 8' 3" Window overlooking the rear with a single panel radiator beneath. Wired for centre light and power point. Fitted carpet.

BATHROOM

Obscure glass window overlooking the rear. Fitted with a modern bathroom suite and comprising of a panel bath with shower over, wash hand basin and w.c. with ceramic tiled walls. Wired for light. Laminate flooring.

EXTERNAL

To the front – Double fronted garden enclosed with hedging and walling. Lawn both side of central pathway leading to front door.

To the rear. – Good size garden laid to lawn with small vegetable area and fruit trees. Rear access and gate.



SERVICES

Mains -Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulation.

VIEWING

At any reasonable time. Strictly by appointment with the Agent as above.

LOCAL AUTHORITY

Vale of Glamorgan Borough 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: 12th March 2010

PROCEED OF CRIME ACT 2002

Anthony Brown Limited 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.