

ANTHONY BROWN LTD

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REF NO 528D



46 TREBEFERAD, BOVERTON

LLANTWIT MAJOR CF61 1UX

TENURE : FREEHOLD

PRICE : £ 118,000

SITUATION & DESCRIPTION This is an established pre 1930 three bedroom semi detached house occupying a corner position with good size garden to the side and rear and in need of refurbishment. 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 elevations are of render under a pitched roof with tiled cover. Gas fired heating. Good size living accommodation – Sitting Room, Kitchen/Diner, Breakfast Room, Shower Room and Bathroom/WC

ACCOMMODATION	Approach via a hardwood door into a spacious entrance hall.
ENTRANCE HALL	Plain plastered ceiling. Wired for centre light and power point. Cloaks rack. Quarry tiled floor.
SHOWER ROOM	Obscure glazed window overlooking the side. Fitted with a wash-hand basin and WC. Ceramic tiled walls. Twin light fittings. Double panel radiator to one wall. Ceramic tiled floor.
INNER HALLWAY	Wired for centre light. Telephone point. Panel radiator. Tiled floor.
BATHROOM	Obscure glazed window overlooking the side. Fitted with a bath, wash-hand basin and WC. Wood panel walls. Shelving. Single panel radiator.
SITTING ROOM	16' 10" x 11' 6" Window overlooking the front. Wired for centre light. Single panel radiator. Living fireplace with tiled hearth. Double opening pinewood doors lead to the kitchen and dining area.

KITCHEN/ DINING AREA	24' x 10' 6" Kitchen area Windows to the front and side. Single drainer sink unit with mixer tap, Plain plastered ceiling with sunken lighting. Plumbing for appliances. Power points. Situation of the wall mounted gas fire which serves the domestic hot water and the radiators. Dining area Window overlooking the rear. Quarry tiled floor. Radiator. Lighting. Generous size under stairs storage cupboard
BREAKFAST ROOM	9' 4" x 8' 6" Window overlooking the side. Fireplace with multi-fuel stove. Wired for light and power points. Shelving. Carpet cover. Electricity service meter.
FIRST FLOOR LANDING AREA	Staircase leads to Window overlooking the rear. Doors off to all rooms.
BEDROOM NO 1	15' 0" x 9' 4" Windows to front and rear. Panel radiator. Wired for light and power. Leads off to the airing cupboard housing the copper cylinder tank and central heating programmer and pump.
BEDROOM NO 2	'L' shaped 11' 6" x 11' 4" maximum. Window overlooking the front. Single panel radiator to one wall. Plain plastered ceiling. Wired for centre light, wall lights and power points. Telephone extension point.
BEDROOM NO 3	8' 3" x 7' 3" Window overlooking the rear. Panel radiator to one wall. Plain plastered ceiling. Wired for centre light and power point. Shelving.
EXTERNAL	To the front Lawn area and side gate To the rear Large garden (presently being cleared)
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 4th June 2010

PROCEEDS OF CRIME ACT 2002

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