

ANTHONY BROWN LTD

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REF NO 480D



5 DRAKE CLOSE, EAST VALE

ST ATHAN CF62 4JF

TENURE : FREEHOLD

PRICE : £97,000

SITUATION & DESCRIPTION This is a modern three bedroom link house situated in a residential area close to all amenities of the village of St Athan and three miles away from 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 four miles away. The property is of solid concrete wall construction with elevations of roughcast render under an interlocking tiled roof. Gas fired central heating has been installed together with UPVC double glazed windows and doors. Open aspect to front and enclosed rear garden. All carpets and floor coverings as laid will remain and are included in the purchase price. Allocated parking space adjacent.

ACCOMMODATION Approached by a UPVC obscure glazed door leading into reception hall.

UTILITY ROOM Location of the free standing Ideal Mexico gas fired central heating boiler which serves the domestic hot water and central heating system. Service meters. Wired for lighting. Window.

RECEPTION HALL Artex ceiling with central lighting. Single panel radiator with individual thermostat. Under stairs storage area Laminate flooring.

**GROUND FLOOR
CLOAKROOM** Fitted with a low level WC and wash hand basin with a ceramic tiled surround. Obscure glazed window overlooking the front with blinds.

LIVING ROOM 15' 0" x 10' 10" UPVC double glazed window overlooking the garden. Wired for centre light and power points. Double panel radiator to one wall. Telephone socket. Base with provision for an electric fire. Carpet cover.

KITCHEN

9' 2" x 9' 0" UPVC double glazed window overlooking the front and single drainer sink unit with double taps beneath. Fitted with a range of base and wall units with matching work surfaces over. Artex ceiling. Wired for spotlights and power points. Plumbing for appliances. Laminated floor.



DINING ROOM

9' 5" x 8' 0" Sliding patio doors giving access to rear garden. Wired for centre light and power points. Single panel radiator to one wall. Laminated flooring.

Dogleg staircase leading to first floor in polished pinewood with carpet cover.

FIRST FLOOR LANDING AREA

UPVC window overlooking the front. Power points. Situation of the airing cupboard with shelving. Access into roof space.

BEDROOM ONE

11' 5" x 11' 2" UPVC double glazed window overlooking the rear. Artex ceiling and wired for centre light. Power points. Built in double wardrobe with generous hanging space. Single panel radiator. Carpet cover.

BEDROOM TWO

11' 0" x 10' 2" UPVC double glazed window overlooking the rear. Artex ceiling. Wired for centre light and power points. Built in double wardrobe. Carpet cover.

BEDROOM THREE

8' 0" x 7' 3" UPVC double glazed window overlooking the front. Single panel radiator. Built-in wardrobe. Carpet cover.

BATHROOM

Obscure double glazed window overlooking the side. Suite in white comprising of a panel bath with a Redring shower over and curtain screen, wash hand basin and WC. All walls ceramic tiled. Double panel radiator to one wall.

EXTERNAL

To the front Enclosed with facing brick pillars and wrought iron balustrades with centre opening gate.

To the rear Paved area and laid to lawn. Timber board fencing. Outside lighting. Purpose built garden shed.

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: 6th November 2009

PROCEED OF CRIME ACT 2002

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