

## **ANTHONY BROWN LTD**

**Gwent House, East Street, Llantwit Major CF61 1XY, Vale of Glamorgan Tel. 01446 792723**

**REF NO 455D**



**5 SHACKLETON CLOSE**

**EAST VALE, ST ATHAN CF62 4JE**

**TENURE : FREEHOLD**

**PRICE : £99,950**

**SITUATION & DESCRIPTION** Well maintained three bedroom end of terrace dwelling house situated in the residential area of East Vale close to the village of St Athan and three miles from 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 twelve miles distant and Cardiff (Wales) Airport is about four miles away. The elevations are of roughcast render under a pitched roof with 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 the internal doors throughout the property are in light grain pinewood. The property has been very well maintained throughout and many extras are included in the purchase price.

**ACCOMMODATION** Approached via quarry tiled porch way and obscure glazed UPVC door into the reception hall.

**RECEPTION HALL** Spacious hallway will fitted carpet to the hall, stairs and landing. Small under stairs cupboard. Double panel radiator with individual thermostat. Wired for centre light.

**CLOAKROOM** Obscure glazed window overlooking the front. Fitted with a modern suite in white comprising wash-hand basin and low level WC. All walls ceramic tiled. Ceramic tiled floor.

**LIVING ROOM** 15' 0" x 9' 0" UPVC double glazed window overlooking the rear garden. Artex ceiling. Wired for centre light and power points. TV point. Double panel radiator to one wall, Laminated flooring.

## **KITCHEN/ DINING ROOM**

17' 3" x 8' 3" Picture window with blind overlooking the front. **Kitchen area** Well equipped and fitted with a range of base and wall units with matching work surfaces over and incorporating a one and half bowl single drainer sink unit with mixer tap and a ceramic tiled surround. Spice and china cupboards. Four ring gas hob, double oven and extractor hood. Two double panel radiators. Range of power points. Gas point. Laminated flooring **Dining area** Double opening patio doors lead out onto the rear garden. Twin light fittings.



Dogleg staircase with carpet cover leads to

## **FIRST FLOOR LANDING AREA**

Spacious landing area. Window overlooking the front. Double panel radiator with individual thermostat. Access into the roof space. Wired for centre light. Smoke detector. Location of the airing cupboard with copper cylinder tank and immersion heater.

## **BEDROOM NO 1**

11' 8" x 11' 0" Window overlooking the rear. Artex ceiling. Wired for centre light and power points. Single panel radiator with individual thermostat. Carpet cover. Double built-in deep walk-in cupboard with hanging space and shelves above.

## **BEDROOM NO 2**

11' 3" x 10' 8" Window overlooking the rear. Single panel radiator to one wall with individual thermostat. Artex ceiling. Wired for centre light and power points. Fitted carpet. Deep built-in walk-in wardrobe.

## **BEDROOM NO 3**

7' 9" x 7' 9" Window overlooking the front. Single panel radiator to one wall with individual thermostat. Wired for light and power points. Fitted carpet. Single built-in wardrobe with hanging space and shelving.

## **BATHROOM**

Obscure glazed window overlooking the side. Fitted with a modern suite comprising panel bath with shower and curtain screen fitted over, wash-hand basin and WC. Medicine cabinet. Single panel radiator. All walls ceramic tiled. Ceramic tiled floor.

## EXTERNAL

**To the front** Purpose built utility room measuring approx 6' 6" x 5' 6" with UPVC double glazed window to the front. Plumbing for appliances. Location of the free standing gas fired boiler which serves the domestic hot water and the radiators. Shelving. Service meters. Carpet cover.

**To the rear** Southerly aspect principally laid to lawn. Laid patio. Lighting. Border fencing and hedge screen Soft fruit bushes. Rear access gate.



## 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 4<sup>th</sup> July 2009

## PROCEEDS OF CRIME ACT 2002

Anthony Brown Ltd 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.