

ANTHONY BROWN LTD

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REF NO 541D



51 EAGLESWELL ROAD

LLANTWIT MAJOR CF61 2UG

TENURE : FREEHOLD

PRICE : £ 129,950

SITUATION & DESCRIPTION This is a well maintained and presented three bedroom semi-detached house situated in a residential area close to all amenities 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 property has the benefit of UPVC double glazed windows, PVC rainwater goods and gas fired central heating. The internal doors are of pinewood. Garden to front and good size garden to the rear. Vacant possession.

ACCOMMODATION Approach via a part glazed door to the reception hall

RECEPTION HALL 'L' shaped. Double panel radiator. Wired for centre light and power points. Artex ceiling, Cloaks rack. Under stairs storage cupboard. Dogleg staircase leads to first floor.

**CLOAKROOM/
UTILITY ROOM** Obscure glazed window to the front. Fitted with a low level WC. Single panel radiator. Wired for light and power points. Plumbing for appliances Ceramic tiled walls and ceramic tiled floor.

LOUNGE/DINER 23' 6" x 10' 8" Window to the front with panel radiator fitted beneath and double glazed sliding patio doors with vertical blinds open onto the rear garden. Further panel radiator to one wall. Wired for centre light and power points. Telephone point Coved and artex ceiling. Carpet cover

**KITCHEN/
BREAKFAST ROOM**

10' 0" x 9' 0" Window overlooking the rear with a one and half bowl stainless steel sink unit beneath. Well equipped and fitted with a range of wood base and wall units with matching charcoal work surfaces over and a tiled surround incorporating a four ring gas hob and double oven with extractor over. Coved and plain plastered ceiling. Wired for sunken ceiling lights and range of power points. Plumbing for appliances. Tiled flooring.



**FIRST FLOOR
LANDING AREA**

Staircase with carpet cover leads to

Smoke detector. Panel radiator. Situation of the former airing cupboard which houses the gas fired combination boiler which serves the domestic hot water and the radiators.

BEDROOM NO 1

14' 9" x 9' 3" Window overlooking the front. Fitted with a range of bedroom units and a dressing table. Double panel radiator. Wired for light and power points. Coved and artex ceiling. Carpet cover.

BEDROOM NO 2

12' 0" x 7' 6" Window overlooking the rear. Double panel radiator. Wired for light and power points. Artex ceiling. Carpet cover.

BEDROOM NO 3

10' 3" x 6' 11" Window overlooking the front. Radiator. Wired for centre light and power points. Artex ceiling. Carpet cover

LUXURY BATHROOM

Obscure glazed window overlooking the rear. Fitted with a suite comprising corner spa bath/Jacuzzi, individual shower cubicle with jets and steam, wash-hand basin set in a vanity unit and low level WC. Heated towel rail. Extractor fan. Ceramic tiled walls.

EXTERNAL

To the front Laid to lawn with centre pathway leading to the front entrance door.

To the rear Patio area. Laid to lawn. Greenhouse. Water laid on. Two large potting sheds with radiators and power. Rear access.



- 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 7th July 2010

PROCEEDS OF CRIME ACT 2002

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