

ANTHONY BROWN LTD

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REF NO 598D



6 TRESILIAN CLOSE

LLANTWIT MAJOR CF61 1QX

TENURE : FREEHOLD

PRICE : £ 176,000

SITUATION & DESCRIPTION This is a modern three bedroom semi-detached house and garage situated in a sought after 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 elevations are of conglomerate stone and spar dash render under a pitched roof with interlocking tiled cover. Gas fired central heating has been installed and the windows are UPVC double glazed. Good size gardens to front and rear. No onward chain.

ACCOMMODATION Approach via a UPVC door with glazed insets into the entrance porch

ENTRANCE PORCH Situation of the service meters. Door leads to reception hall.

RECEPTION HALL Staircase leads to the first floor. Window overlooking the side. Wired for ceiling light and power points. Single panel radiator. Under stairs storage cupboard.

LOUNGE 12' 8" x 10' 6" Window overlooking the front with double panel radiator beneath. Adam style fireplace with hearth incorporating a coal/log effect gas fire which is independent of the central heating system. Wired for ceiling light and power points. Carpet cover.

Lounge



DINING AREA

10' 11" x 9' 6" Double glazed French doors lead out onto the rear garden. Wired for ceiling light and power points. Panel radiator to one wall. Fitted carpet.

KITCHEN

10' 11" x 7' 2" Double glazed windows to the side and rear and UPVC door leads out onto the rear garden. Fitted with a range of base and wall units with matching work surfaces and a ceramic tiled surround. Incorporated in the units is a one and half bowl stainless steel sink unit, Gas hob, oven and extractor fan. Plumbing for appliances. Cupboard which houses the gas fired central heating boiler which serves the domestic hot water and the radiators. Tiled floor.



Staircase leads to

FIRST FLOOR LANDING AREA

Window to the side. Access into the loft space. Wired for light and power. Doors off to all rooms.

BEDROOM NO 1

10' 6" x 8' 10" Double glazed window overlooking the rear. Single panel radiator to one wall. Fitted wardrobe. Wired for centre light and power points.

BEDROOM NO 2

12' 8" x 10' 0" Double glazed window overlooking the front. Single panel radiator. Wired for centre light and power points. Stained floor boards. Situation of the airing cupboard with copper cylinder tank.

- BEDROOM NO 3** 9' 1" x 6' 6" Double glazed window overlooking the front. Single panel radiator. Wired for light and power. Storage cupboard.
- BATHROOM** Obscure glazed window to the rear. Fitted with a panel bath with shower and screen over, wash-hand basin and WC. Ceramic tiled surround. Single panel radiator.
- EXTERNAL** **To the front** Pathway leads to front entrance door. Garden mainly laid to lawn. Side gate leads to rear.
- To the rear** Good size laid to lawn. Timber fencing.



- GARAGE** **Garage at present being used as a Utility Room with plumbing for appliances. W.C. Access via rear double glazed door.**
- 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

COUNCIL TAX BAND D

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 27 June 2011

PROCEEDS OF CRIME ACT 2002

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