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**REF NO:597 D**



**6 VOSS PARK DRIVE**

**LLANTWIT MAJOR CF61 1YD**

**TENURE:FREEHOLD**

**PRICE:£205,000**

**SITUATION & DESCRIPTION** This is a well maintained detached bungalow with Conservatory and Garage first occupied in the early 60's and 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, Bridgend and Cardiff whilst the M4 motorway is approximately nine miles distant and Cardiff Wales Airport is about seven miles away. The elevations are of rough cast render and Cotswold Stone under a pitched roof with interlocking tile cover. The property has the benefit of UPVC double glazing throughout .gas fired central heating, New bathroom and fitted kitchen, Cavity wall insulation and the property has been Re-wired throughout. Low maintenance garden to front and rear.

**ACCOMMODATION**      Approached via an obscure glazed door leading into:

**RECEPTION HALL**      Spacious Reception Hall -L shaped. Coved ceiling and wired for centre light. Single panel radiator with individual thermostat. Power points. Carpet cover. Generous cupboards – one accommodating the hot water cylinder tank. Access into the roof space (which is partially boarded) from the hallway via a pull down ladder. Located in the roof space is the gas central heating boiler which serves both the domestic hot water and central heating system.

**LOUNGE**                      16'6" x 13'0" Artex ceiling and wired for centre light. Power points. Double panel radiator to one wall. Cotswold stone fireplace with hardwood mantel over

incorporating a gas fire which is independent of the central heating system. Carpet cover. Patio doors with blinds leading to rear garden.

### Lounge



### Dining room



### DINING ROOM

10'8" x 8'7" Double glazed window overlooking the rear garden with opening transoms and vertical blinds with a double panel radiator situated beneath. Power points. Carpet cover.

### KITCHEN/BREAKFAST ROOM

10'7" x 10'2" UPVC double glazed window to the side. Plain plastered ceiling with centre spot lights. Re-fitted with a range of base and wall units with matching work over and a ceramic tiled surround. Incorporated in the units a one and a half bowl drainer unit, gas hob and oven. Built in fridge/freezer. Plumbing for appliances. Power points. Ceramic tiled flooring. Fully glazed door leads to the rear.



### BEDROOM ONE

12'6" x 10'9" UPVC double glazed window overlooking the front with vertical blinds. Coved, Artex ceiling and wired for centre light. Panelled radiator. Power points.

### BEDROOM TWO

11'8" x 9'0" UPVC double glazed window overlooking the front garden with a single panel radiator situated beneath. Coved, Artex ceiling and wired for centre light. Power points. Carpet cover.

**BATHROOM**

Luxury Bathroom Obscure glazed UPVC window overlooking the rear. Cylindrical shower entry. All walls and flooring ceramic tiled. Bathroom suit in white. Towel radiator.

**EXTERNAL**

**To the front** – The property is approached by a tarmac driveway leading to a single car garage. Open plan low maintenance. Paved with one or two circular inserts cut out for flowers/shrubs.

**GARAGE**

Single car garage with an Up and Over door. Access from garage to rear Conservatory.

**CONSERVATORY**

8'6" x 8'0" UPVC conservatory. Two cupboards. Lighting.



**To the rear.** – Enclosed garden enjoying a southerly aspect bordered by timber fencing and walling. Generous size paved patio. Outside lighting. Side entrance.

**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.

**COUNCIL TAX BAND: E**

*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.*

PROCEED OF CRIME ACT 2002

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