

ANTHONY BROWN LTD

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REF NO 536D



61 SCOTT CLOSE

ST ATHAN CF62 4JL

TENURE : FREEHOLD

PRICE : £90,000

SITUATION & DESCRIPTION This is a modern three bedroom link house situated in a residential area of similar age and type dwellings close to the village of St Athan and approx three miles from the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available. Bus services run to Barry, Cardiff and Bridgend whilst the M4 motorway is approximately eight miles distant and Cardiff (Wales) Airport is about three miles away. Rail services run from Llantwit Major and Rhoose. The property is of solid concrete wall construction with elevations of roughcast render under a pitched roof with interlocking tiled cover. Gas fired central heating has been installed together with UPVC double glazed windows and doors. Own parking space to the front with garden access. All carpets and floor coverings as laid are to remain. **VACANT POSSESSION.**

ACCOMMODATION	Approach via a UPVC double glazed door leading into the reception hall.
RECEPTION HALL	Wired for centre light. Single panel radiator with individual thermostat fitted. Cloaks rack.
CLOAKROOM	Obscure glazed window. Comprising wash-hand basin and WC. Blind.
LOUNGE	15' 2" x 10' 10" UPVC double glazed window overlooking the front. Wired for centre light and power points. TV point. Double panel radiator. Curtain fixtures.
DINING ROOM	9'6" x 7'6" Patio doors leading onto garden. Double panelled radiator. Wired for centre light. Power points.

KITCHEN

9' 0" x 8' 0" UPVC double glazed window overlooking the rear. Double panelled radiator. Power points. Range of wall and base units with matching work surfaces over. Plumbing for appliance. Vinyl flooring.



Staircase leading to first floor.

FIRST FLOOR

LANDING AREA

Access into the roof space. Wired for centre light. Situation of the airing cupboard with header tank and programmer for the central heating system. Doors off to all rooms.

BEDROOM NO 1

11' 6" x 11' 0" UPVC double glazed window overlooking the front.. Wired for light and power points. Radiator. Double wardrobe.

BEDROOM NO 2

11' 2" x 9' 6" UPVC double glazed window overlooking the front. Radiator. Wired for centre light and power points. Double built-in wardrobe.

BEDROOM NO 3

7' 10" x 7' 0" UPVC double glazed window overlooking the front. Wired for centre light and power points. Radiator. Wardrobe.

BATHROOM

Obscure glazed window to the side. Suite in white comprising panel bath with a shower fitted over, wash-hand basin and WC. Extractor fan.

EXTERNAL

To the front Lawn. Garden fencing. Two purpose built garden stores. Access gate to hard-standing parking.



To the rear – Purpose built Utility room which accommodates the gas fired central heating boiler.

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 28th June 2010

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.