

ANTHONY BROWN LTD

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

REF NO: 241D



7 GEORGIAN CLOSE

LLANTWIT MAJOR CF61 2XX

TENURE: LEASEHOLD

PRICE:£149,500

SITUATION & DESCRIPTION This is a three bedroom mid terrace house situated in a cul de sac of similar age and type dwellings 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 smooth render and painted under a pitched roof with interlocking tile cover. The property has the benefit of UPVC windows and doors and gas fired central heating All carpets and floor coverings as laid will remain and are included in the purchase price. Allocated hard standing for parking of vehicle to the rear.

ACCOMMODATION The property is approached by a UPVC half glazed door leading into:

RECEPTION HALL Coved ceiling surround and Wired for centre light. Power point. Single panel radiator. Staircase leading off to first floor. Carpet.

LOUNGE 14'11" x 13'10"UPVC double glazed Georgian bay window overlooking the front. Coved, artex ceiling and wired for centre light. Power points. TV socket. Gas fire with wooden surround. Double panel radiator. Carpet. Door leading off:

KITCHEN/DINING AREA

16'3" x 8'9" UPVC Window and part glazed door opening onto rear patio. Fitted with a range of base and wall units with work surfaces over. Ceramic tiled surround and concealed lighting to work area. Single stainless steel sink and drainer unit with mixer tap. Plumbed for washing machine. Cooker point. Power points. Space for dining table and chairs. Under-stairs storage cupboard. Coved ceiling surround and wired for light. Location of the Baxi gas fired central heating boiler servicing the domestic hot water and central heating system.

FIRST FLOOR LANDING AREA

Staircase to:

Coved ceiling surround and wired for light. Power. point. Access into loft space. Situation of the airing cupboard which is shelved and houses the lagged copper cylinder tank. Doors off to all rooms.

BEDROOM ONE

12'4" x 10'5" UPVC double glazed window overlooking the rear of the property. Coved and artex ceiling and wired for centre light. Single panel radiator. Telephone point. Power points. Space for wardrobes. Carpet.

BEDROOM TWO

9'10" x 8'1" UPVC double glazed window overlooking the front of the property with a single panel radiator fitted beneath. Coved, artex ceiling and wired for centre light. Power points.

BEDROOM THREE

7'9" x 6'8" UPVC double glazed window overlooking the rear of the property. Wired for light and power points. Carpet.

BATHROOM/WC

Obscure double glazed window overlooking the front of the property. Fitted with a coloured suite comprising of a panelled bath with an electric shower over, pedestal wash hand basin and low level w.c. Fully tiled walls. Heated towel rail. Carpet.

EXTERNAL

To the front – Enclosed garden bounded by wall. Pathway to front door. Principally laid to lawn.

To the rear. – Low maintenance – Patio area. Shingle area. Centre pathway leading to rear access. Hard standing beyond rear access for parking of vehicle.

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.

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: 12 August 2006

PROCEED OF CRIME ACT 2002

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