

ANTHONY BROWN LTD

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REF NO 517D



7 GLAMORGAN CLOSE

LLANTWIT MAJOR CF61 2GG

TENURE: FREEHOLD

PRICE : £240,000

SITUATION & DESCRIPTION This is a modern three double bedroom detached house with integral garage situated in a cul-de-sac in a residential area in the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available. Rail and bus services run to Bridgend, Barry and Cardiff whilst the M4 motorway is approximately ten miles distant and Cardiff (Wales) Airport is about seven miles away. The property is of cavity wall construction with elevations of smooth cement render under a pitched roof with concrete tile cover. Gas fired central heating, UPVC double glazed windows and doors and cavity wall insulation has been installed. To the exterior all rainwater goods and fascias are UPVC. All carpets as laid are to remain and are included in the purchase price. NO CHAIN.

ACCOMMODATION Approached via a UPVC part glazed door and side panel to:

RECEPTION PORCH UPVC double glazed window to the side. Carpet laid. Cloaks rack. Ceramic tile surround. Fifteen glazed pane door and side panel leads into:

RECEPTION HALL Coved and artex ceiling. Wired for two centre lights and power points. Smoke detector. Single panel radiator with individual thermostat. Fitted carpet. Doors leading of to main rooms. Staircase to first floor.

CLOAKROOM Obscure double glazed UPVC window overlooking the front with roller blind. Modern suite in white comprising of wash hand basin with vanity unit and tiled surround and WC. Single panel radiator. Fitted carpet.

LOUNGE

18' 0" x 11' 2" Double glazed patio doors with vertical blinds opening on to rear garden. Coved and combed artex ceiling. Wired for two centre lights. Dado rail. Fitted carpet. Two single panel radiators with individual thermostat. Ten power points and TV point. Fireplace has a living flame gas fire 'Allysia' tiled with a dark oak surround with a quarry tile. Fifteen panel glazed door and side panel leading into:

DINING ROOM

14' 9" x 10' 6" With UPVC double glazed bow window overlooking the rear and single panel radiator beneath with individual thermostat. Coved and combed artex ceiling. Wired for centre light. Range of power points. Telephone point. Fitted carpet.



KITCHEN/BREAKFAST ROOM

12' 6" x 8' 11" UPVC double glazed window overlooking the front with roller blind with a further obscure glazed window with roller blind to the side. Coved and artex ceiling. Wired for track lighting and power points. Double panel radiator. Kitchen extends to two walls with a range of laminated cream wood fitted base and wall units with matching work surfaces over. All walls are ceramic tiled from floor to ceiling. Incorporated in the units is a single drainer sink unit with mixer tap, four burner gas hob, gas oven and extractor hood. Plumbed for appliances. Telephone point. Laminate flooring.

Staircase leading to first floor with fitted carpet

FIRST FLOOR LANDING AREA

Spacious landing with UPVC double glazed window overlooking the front with vertical blinds. Wired for centre light and power point. Coved and combed artex ceiling. Single panel radiator with individual thermostat. Smoke detector.

BEDROOM ONE

15' 2" x 13' 0" maximum. UPVC double glazed window with vertical blinds overlooking the rear and a single panel radiator beneath. Coved and artex ceiling. Wired for centre light and a range of power points. Telephone point. Double wardrobe with centre mirror which will remain. Fitted carpet.

BEDROOM TWO	11' 6" x 11' 4" UPVC double glazed window overlooking the rear with single panel radiator beneath. Coved and artex ceiling. Wired for centre light and power points. Telephone point. Access from this room to loft space, partial boarding in loft with provision for light. Carcase -Built in wardrobe with hanging space. Fitted carpet.
BEDROOM THREE	11' 9" x 11' 1" UPVC double glazed window overlooking the front with vertical blinds and a single panel radiator beneath. Coved and artex ceiling. Wired for centre light and power points. Fitted carpet.
BATHROOM	Obscure double glazed UPVC window overlooking the front with vertical blinds and a single panel radiator beneath. Coved and artex ceiling. Vinyl floor. Fitted with a suite comprises of panel bath with Triton shower and curtain rail over, wash-hand basin with ceramic tile surround and low level WC. Location of the airing cupboard with the copper cylinder tank, immersion heater and programmer for the central heating system.
EXTERNAL	<p>To the front – Property approached via a driveway with paved area alongside. Garden is neatly laid to lawn and well established borders. Screen walling to a small courtyard at the front of property to entrance and side pathway leading to rear garden.</p> <p>To the rear – Paved with lawned area, patio, established shrubs and garden shed.</p>
GARAGE	Single car garage with an Up and Over door and pitched roof. Power and water laid on. Located in garage is the wall mounted gas fired central heating boiler and pump which services the central heating system and hot water. Twin coach lights
SERVICES	Mains -Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulations.
VIEWING	At any reasonable time strictly by appointment 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 26th April 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

