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REF NO 602D



8 BOVERTON BROOK

LLANTWIT MAJOR CF61 1YG

TENURE : FREEHOLD

PRICE : £ 210,000

SITUATION & DESCRIPTION This is a three bedroom detached house and garage first occupied in the early 1960's situated in a cul-de-sac in a sought after 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 render to the front and facing brick to the rear under a pitched roof with interlocking tiled cover. Gas fired central heating has been installed together with UPVC double glazed windows and doors and the rainwater goods are PVC. Neatly laid garden to the front and low maintenance to the rear

ACCOMMODATION Approach via a UPVC double glazed storm porch. Wired for light. Shelving. Obscure glazed door leads to the hallway.

HALLWAY Wired for centre light. Doors lead off

LOUNGE 21' 0" x 11' 0" Large picture window overlooking the front and panel radiator fitted beneath. Stone built fireplace and hearth incorporating the Baxi Burmuda gas fired boiler which serves the domestic hot water and the radiators. Wired for centre light and power points. Telephone point. Maple strip wood flooring. Door leads to the dining room.

DINING ROOM

11' 0" x 9' 0" Window overlooking the rear garden. Single panel radiator. Wired for light and power points. Carpet cover. Archway leads to



KITCHEN/ UTILITY AREA

18' 0" x 8' 4" reducing to 5' 6" maximum. Window overlooking the rear. Fitted with a range of base and wall units with matching work surfaces over and a breakfast bar incorporating a single drainer sink unit with taps. Ceramic tiled surround. Panel radiator to one wall. Telephone point. Door to the rear giving access to the rear utility porch and the garage.

REAR PORCH

Cloakroom with wash-hand basin and WC. Extractor fan. Access to the garage.

Polished wood staircase leads to

FIRST FLOOR LANDING AREA

Window to the side. Panel radiator. Access into the roof space. Door off to all rooms.

BEDROOM NO 1

11' 6" x 11' 0" Window overlooking the front. Panel radiator to one wall. Double built-in wardrobe with sliding doors. Wired for centre light and power points. Carpet cover.

BEDROOM NO 2

11' 8" x 8' 0" Window overlooking the rear. Situation of the airing cupboard with copper cylinder tank and shelving. Carpet cover.

BEDROOM NO 3

10' 9" x 6' 1" Window overlooking the front. Wired for centre light and power points. Wardrobe space.

BATHROOM

Obscure glazed window overlooking the rear. Fitted with a modern suite in white comprising panel bath with Triton shower and screen over, wash-hand basin and WC. Panel radiator with heated towel rail.

GARAGE

Single car garage with Up and Over door. Window to the side. Power laid on. Situation of the service meters.

EXTERNAL

To the front Open plan neatly laid to lawn. Driveway leads to the garage

To the rear Low maintenance garden. Paved patio area. Screen fencing. Lawn area. Shrubs



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	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.

Details prepared on 6th July 2011

PROCEEDS OF CRIME ACT 2002

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