

## **ANTHONY BROWN LTD**

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

**REF NO 513D**



**8 FAIRFIELD CRESCENT**

**LLANTWIT MAJOR CF61 2XJ**

**TENURE : FREEHOLD**

**PRICE : £ 179,500**

**SITUATION & DESCRIPTION** This is a three bedroom semi-detached house with garage/workshop and conservatory to the rear first occupied in 1963 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, 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 spar dash under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows and gas fired central heating. All carpets and floor coverings as laid are to remain and are included in the purchase price.

**ACCOMMODATION** Approach via a obscure glazed door and side panel to the reception hall.

**RECEPTION HALL** Staircase leads to first floor. Cloaks rack. Single panel radiator. Wired for centre light and smoke detector. Fitted carpet to hall stairs and landing area.

**LOUNGE** 14' 4" x 12' 9" UPVC double glazed bow window with leaded lights overlooking the front. Wired for centre light, wall lights and power points. VHF points. Carpet cover. Location of the floor mounted 'Baxi Burmuda' gas fired boiler set on a plinth which serves the domestic hot water and the radiators.

## **LOUNGE.**



## **DINING ROOM**

10' 4" x 8' 0" Wired for centre light. Single panel radiator to one wall. Carpet cover as lounge. Wood block flooring beneath carpet cover. Doors lead to the conservatory.

## **CONSERVATORY**

10' 3" x 8' 0" UPVC double glazed with vertical blinds. Panel radiator. Ceramic tiled floor. Wired for light and power points. Telephone point. Door to the rear garden.



## **KITCHEN**

10' 0" x 9' 0" UPVC double glazed window with roller blind overlooking the rear. Well equipped and fitted with a range of base and wall units with matching work surfaces over incorporating a single drainer sink unit with mixer tap. Plumbing for appliances. Wired for light and a range of power points. Ceramic tiled walls. Panel radiator. Telephone point. Vinyl tiled floor. Pantry cupboard with shelving and light with window to the side. Half glazed door leads out to the rear garden.



Staircase with carpet cover leads to

**FIRST FLOOR  
LANDING AREA**

Window overlooking the side. Wired for light and power point. Telephone point. Access into the roof space via a pull down ladder which is currently used as a 'hobby' room with floor boards and lighting.

**BEDROOM NO 1**

13' 0" x 10' 2" maximum. UPVC double glazed window with leaded lights overlooking the front and single panel radiator fitted beneath. Wired for light and power points. Carpet cover

**BEDROOM NO 2**

10' 4" x 10' 3" UPVC double glazed window overlooking the rear. Single panel radiator. Wired for light and power points. Carpet cover. Situation of the airing cupboard. Telephone point.

**BEDROOM NO 3**

8' 0" x 7' 10" UPVC double glazed window overlooking the front with single panel radiator fitted beneath. Wired for light and power points. Built-in storage cupboard. Carpet cover.

**BATHROOM**

Obscure glazed window overlooking the rear and to the side. Fitted with a modern suite comprising panel bath with shower and curtain screen over, wash-hand basin and WC. Ceramic tiled walls. Wired for light and shaver point. Radiator. Carpet cover.

**EXTERNAL**

**To the front** Approached by block boundary wall and double opening gates onto the driveway which leads to the garage. Garden laid to lawn.

**GARAGE/WORKSHOP**

Formerly a single car garage presently used as store and further workshop area to the rear. Power and light laid on. Window and door to the rear.

**To the rear** Paved low maintenance garden. Pond. Border fencing.



- 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 15<sup>th</sup> 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.