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**REF NO 567D**



**8 FLINT AVENUE**

**LLANTWIT MAJOR CF61 2GH**

**TENURE : FREEHOLD**

**PRICE : £ 227,500**

**SITUATION & DESCRIPTION** This is a modern four bedroom detached house with double garage located at the head of 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 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 facing brick under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows and doors, PVC rainwater goods and gas fired central heating. Good size mature gardens to the front and rear. Double paved driveway.

**ACCOMMODATION** Approach via a UPVC Georgian style door with obscure glazed side panel which leads to the reception hall

**RECEPTION HALL** Artex ceiling. Wired for centre light. Laminate flooring. Single panel radiator. Cloaks rack. Leads to

**DINING ROOM** 17' 6" x 10' 6" UPVC double glazed window overlooking the front with double panel radiator beneath. Vertical blind. Wired for two ceiling lights and power points. Laminated flooring.

**LOUNGE** 17' 10" x 12' 4" Coved and artex ceiling. Wired for two centre lights and power points. Smoke detector. TV point. 'Tilt and turn' double glazed doors overlook the generous size rear garden. Two double panel radiators. Fitted carpet.

**KITCHEN** 11' 6" x 7' 0" Windows overlooking the front and side and access to the utility and garage. Well equipped and fitted with a range of wood base and wall units with

charcoal work surfaces over with a ceramic tiled surround. Incorporated in the units is a one and half bowl single drainer sink unit with mixer tap, 'Indesit' induction hob, double oven and grill and cooker hood over. Plumbing for appliances. Wired for track lighting and a range of power points. Artex ceiling. Tiled flooring.



#### **CLOAKROOM**

Obscure glazed window overlooking the side. Fitted with a suite in white comprising wash-hand basin and WC. Panel radiator. Vinyl floor cover.

Inner vestibule with shelving, cloaks rack and laminated flooring.

Polished pinewood staircase leads to

#### **FIRST FLOOR LANDING AREA**

Carpet cover. Access into the roof space. Pinewood doors lead off to all rooms.

#### **BEDROOM NO 1**

14' 0" x 9' 2" Window overlooking the rear with panel radiator fitted beneath. Wired for light and a range of power points. Laminated flooring.

#### **BEDROOM NO 2**

14' 0" x 8' 6" maximum. Window overlooking the rear. Panel radiator. Wired for centre light and power points. Fitted carpet. Situation of the former linen cupboard which has a radiator and shelving.

#### **BEDROOM NO 3**

9' 0" x 8' 8" excluding the door well. Window overlooking the front. Artex ceiling. Panel radiator. Wired for centre light and power points. Carpet cover.

#### **BEDROOM NO 4**

11' 4" x 9' 0" maximum. Window overlooking the front. Wired for centre light and power points. Panel radiator. Built-in cupboard at the top of the stairwell.

#### **BATHROOM**

Obscure glazed window overlooking the side. Vertical blinds. Fitted with a modern suite in white comprising panel bath with shower and curtain screen over, wash-hand basin and WC. Stainless steel heated towel rail. Shaver point. Vinyl floor cover.

#### **EXTERNAL**

**To the front** Generous size paved driveway leads to the garages. Access to the side and rear garden.

#### **DOUBLE GARAGE**

Twin Up and Over doors and obscure glazed window and door to the side.

First part of the garage is presently used as a Utility room. Fitted with a Belfast sink with mixer tap. Plumbing for appliances. Wired for light and power. Water laid on. Situation of the wall mounted gas fired combination boiler which serves the domestic hot water and the radiators. Further access to the rear garden.

Second part of the garage is used as a music room/store. Wired for light and power.

**To the rear** – Well planned garden. Paved patio. Lawned area. Concrete block walled border.



## 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 7<sup>th</sup> December 2010

## PROCEEDS OF CRIME ACT 2002

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