

ANTHONY BROWN LTD

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REF NO 509D



8 PERCY SMITH ROAD

BOVERTON, LLANTWIT MAJOR CF61 1GW

TENURE : FREEHOLD

PRICE : £147,500

SITUATION & DESCRIPTION This is a modern two storey mid-link dwelling house and garage of similar age and type dwellings situated in a residential area in the coastal town of Llantwit Major where there are shopping, recreational and educational facilities available. Rail and bus services run to Barry, Cardiff and Bridgend whilst the M4 is approximately nine miles distant and Cardiff (Wales) Airport is about seven miles away. The elevations are of roughcast render with an interlocking tiled roof. The property is in good order throughout and has the advantage of UPVC double glazed windows and gas fired central heating by means of a combination boiler. Carpets as laid are to remain and are included in the purchase price.

ACCOMMODATION Approached via an enclosed storm porch with UPVC double glazed door and side panel with pattern leaf inset to:

RECEPTION HALL Artex ceiling with sunken lights. Cloaks rack. Ceramic tiled floor. Half glazed pinewood door with pattern inset to:

LOUNGE 14' 10" x 14' 0" UPVC double glazed window overlooking the front. Coved and artex ceiling. Wired for two centre lights, wall lights and power points. Dado rail. Single panel radiator to one wall. Polished pine stairs case with fitted carpet leads to first floor. Pine wood door leads to:

KITCHEN/DINER

14' 10" x 10' 2" Two windows and a half glazed patterned double glazed UPVC door overlooking the rear. Coved and artex ceiling. Wired for centre light. **To the kitchen area** Modern fitted kitchen with range of base and wall units with matching work surfaces over and a ceramic tiled surround. Single bowl drainer unit with mixer tap overlooking the rear garden. Range of power points. Gas cooker point. Plumbing for appliances. Wall mounted gas fired combination boiler which serves the domestic hot water and the radiators. Quarry tiled floor. Work surfaces separate the dining area to the kitchen. **To the dining area** Window overlooking the rear. Dado rail. Single panel radiator to one wall. Power points. Fitted carpet.



FIRST FLOOR LANDING AREA

Access into the loft space via a pull down ladder with floor boarding and lighting. Single panel radiator to one wall. Dado rail. Fitted carpet. Power points.

BEDROOM NO 1

13' 0" x 8' 6" including the stairwell. UPVC double glazed window overlooking the front with single panel radiator fitted beneath. Artex ceiling. Wired for centre light and power points. Telephone point. Fitted carpet. Built-in wardrobes above the bed area with two hanging wardrobes and four cupboards above.

BEDROOM NO 2

11' 0" x 10' 0" maximum. UPVC double glazed window overlooking the rear and single panel radiator fitted beneath. Artex ceiling. Telephone point. Wired for centre light and power points. Fitted carpet.

BEDROOM NO 3

8' 6" x 6' 6" UPVC double glazed window overlooking the front and single panel radiator beneath. Wired for centre light and power points. Telephone point. Fitted carpet.

BATHROOM/WC	Obscure glass window overlooking the rear. Fitted with a suite in white with matching wood surround comprising corner bath and bath spa with shower and screen fitted over, wash-hand basin with vanity unit and mirror above and WC. Medicine cabinet. All walls tiled to full height. Towel radiator. Artex ceiling. Wired for sunken lights. Vent. Vinyl floor covering.
EXTERNAL	To the front - Approached via a paved pathway with lawn to both sides. To the rear - Well laid with a paved patio. Outside lighting. Water laid on. Brick boundary wall and border fencing to one side. Laid to lawn with mature border shrubs. Paved pathway leads to the rear exit and adjacent garage.
GARAGE	Single car garage with a concrete tiled roof approached via a Up and Over door. (situated in a block of five adjacent to the property).
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 above.
LOCAL AUTHORITY	The 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 30th March 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.