

## **ANTHONY BROWN LTD**

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

**REF NO 518D**



**‘CRAIG Y DON’**

**87 BOVERTON ROAD**

**LLANTWIT MAJOR CF61 1YA**

**TENURE : FREEHOLD**

**PRICE : £ 435,000**

**SITUATION & DESCRIPTION** Well established detached large five bedroom, two/three reception room family house and garage fronting onto the Boverton Road and overlooking the comprehensive school playing and recreational fields 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 roughcast render under a pitched roof with slate tiled cover. Gas fired central heating has been installed and the windows and doors are UPVC double glazed. PVC rainwater goods and gas fired central heating. This family house offers generous size accommodation with large established rear garden.

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

**RECEPTION HALL** Wired for centre light and power points. Doorbell, Double panel radiator. Wood staircase leads off to the landing area. Deep built-in cloaks cupboard. Laminated flooring.

**CLOAKROOM** Obscure glazed window to the rear. Fitted with a low level WC. Vinyl floor cover

**SITTING ROOM** 15’ 8” x 12’ 4” into bay. Adam style fireplace and hearth with wooden surround incorporating a gas fire which is independent of the central heating system. High ceilings with cornice work. Panel radiator to one wall. Wired for centre lighting and power points. Laminated flooring.

## Sitting room



## LIVING ROOM

19' 6" x 10' 8" into bay. Windows to the front and rear with panel radiators fitted beneath. Fireplace and hearth incorporating a gas fire which is independent of the gas central heating system. Wired for twin ceiling lights and power points. Carpet cover.



## KITCHEN/ BREAKFAST ROOM

14' 0" x 13' 4" French doors lead out onto the rear garden. Wired for track and centre lighting and a range of power points. Ceramic tiled flooring. Panel radiators. **To the kitchen area** – Fitted with a range of base units with a ceramic tiled surround and matching work surfaces. Incorporated in the units is a one and half bowl sink unit and mixer tap, five burner gas hob, double oven and grill with extractor hood over and a dishwasher. Ceramic tiled floor. Glazed door leads to the rear hall.



<b>REAR HALL</b>	With access to utility room
<b>UTILITY/ LAUNDRY ROOM</b>	10' 4" x 10' 3" UPVC double glazed window overlooking the side. Single drainer sink unit with work surfaces. Plumbing for appliances. Panel radiator to one wall. Ceramic tiled flooring. Location of the wall mounted gas fired boiler which serves the domestic hot water and the radiators.  Wood staircase with newels leads to
<b>FIRST FLOOR LANDING AREA</b>	Spacious landing area. UPVC double glazed window overlooking the front giving open views over the school playing fields and the coast beyond. Wired for light and power points.
<b>BEDROOM NO 1</b>	17' 6" x 10' 0" excluding wardrobes. Bay window overlooking the front. Two double built-in wardrobes. Wired for centre light and power points. Carpet cover. <b>En-suite</b> shower
<b>BEDROOM NO 2</b>	12' 4" x 11' 3" into bay window overlooking the front. Wired for light and power points. Panel radiator. Laminated flooring.
<b>BEDROOM NO 3</b>	12' 4" x 7' 9" Window overlooking the side. Wired for centre light and power points. Smoke detector. Panel radiator. Laminate flooring. Location of the airing cupboard with copper cylinder tank and central heating programmer.
<b>BEDROOM NO 4</b>	13' 9" x 10' 7" Window overlooking the rear with panel radiator fitted beneath. Plain plastered ceiling. Wired for centre light and power points. Laminated flooring.
<b>BEDROOM NO 5</b>	13' 0" x 7' 8" Window overlooking the rear with panel radiator fitted beneath. Plain plastered ceiling. Wired for light and power points. Laminate flooring.
<b>FAMILY BATHROOM</b>	Window to the side. Fitted with a suite comprising panel bath with shower head over, wash-hand basin and WC. Individual shower cubicle with curtain screen. Ceramic tiling. Vinyl floor cover.
<b>EXTERNAL</b>	<b>To the front</b> Approached by a stone built wall and opening gates to driveway and turning/parking area. Paving. Shrubs. Stone wall and side gate leads to the rear
<b>GARAGE</b>	Single car garage with Up and Over door.  <b>To the rear</b> Extensive rear garden. Paved patio. Lawns. Fruit trees and vegetable patch. Garden shed measuring 8' x 6'6" with power laid on. Rear boundary wall.



#### **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 - G

***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 29<sup>th</sup> April 2010

#### **PROCEEDS OF CRIME ACT 2002**

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