

## **ANTHONY BROWN LTD**

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

**REF NO 538D**



**9 CAERTY CLWYD**

**LLANTWIT MAJOR CF61 2SQ**

**TENURE : FREEHOLD**

**PRICE : £119,950**

**SITUATION & DESCRIPTION** This is a modern two storey mid terraced dwelling house situated in a cul-de-sac of similar age and type dwellings in a residential area within easy reach of local 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 property is of traditional cavity wall construction with reconstituted stone elevations under a pitched roof with interlocking tiled cover. The windows are UPVC double glazed and gas fired central heating has been installed. All carpets and floor coverings as laid are to remain and included in the purchase price.

**ACCOMMODATION** Approach via a part glazed door giving access into the porch

**ENTRANCE PORCH** Window overlooking the front. Wired for light. Door well mat. Situation of the fuse box.

**LOUNGE** 15' 6" x 11' 11" Window overlooking the front with double panel radiator beneath. Wired for ceiling light, six power points and TV socket. Coved and artex ceiling. Central heating thermostat. Fitted Carpet. Staircase leads to first floor and door to:

**KITCHEN/DINER** 11' 11" x 9' 3" Window overlooking the rear garden and double glazed sliding patio door overlooking the rear and opening onto timber decked area. Fitted with a range of base and wall units with work surfaces over incorporating a single stainless steel sink unit with mixer tap, a 'Zanussi' electric oven and gas hob with extractor

fan over. Ceramic tiled splash back to work area. Plumbing for appliance. Coved and artex ceiling. Wired for two ceiling lights, cooker point and seven power points. Double panel radiator. Situation of the 'Potterton Suprima' gas fired boiler which serves the domestic hot water and the radiators. Central heating control panel. Vinyl flooring.

Staircase with fitted carpet leads to

**FIRST FLOOR  
LANDING AREA**

Wired for light and power. Access into the loft space. Doors off to all rooms.

**BEDROOM NO 1**

11' 11" x 9' 3" Window overlooking the rear with single panel radiator fitted beneath. Wired for ceiling light and four power points. Fitted carpet.

**BEDROOM NO 2**

11' 11" x 7' 2" Window overlooking the front with single panel radiator fitted beneath. Wired for light and two power points. Fitted carpet.

**BATHROOM**

Fitted with a suite in white comprising panel bath with hand rail, wash-hand basin and WC. Ceramic tiled walls in places. Wired for light. Single panel radiator. Extractor unit. Situation of the airing cupboard with copper cylinder tank and shelving.

**EXTERNAL**

**To the front** Tarmacadam hard standing for car parking.

**To the rear** Enclosed by close boarded fencing. Laid to lawn. Timber boarded garden shed to remain.



**SERVICES**

Mains – Water to meter, 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 1<sup>st</sup> July 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.