

ANTHONY BROWN LTD

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REF NO 507D



9 GLAMORGAN CLOSE

BOVERTON, LLANTWIT MAJOR CF61 2GG

TENURE : FREEHOLD

PRICE : £ 259,000

SITUATION & DESCRIPTION This is a spacious exceptionally well maintained, three bedroom, two reception room family detached house with garage and conservatory to the rear and set in good size gardens situated in 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 conglomerate stone and smooth cement render under a pitched roof with interlocking concrete tiled cover. The family residence is well presented and has the benefit of UPVC double glazed windows and doors and gas fired central heating. PVC rainwater goods. The rear garden has been landscaped. Security alarm system. All curtain fixtures, blinds and carpets as laid are to remain and included in the purchase price

ACCOMMODATION	Approach via a UPVC door with obscure glazed insets to reception hall.
RECEPTION HALL	UPVC double glazed window to the side. Plain plastered ceiling with sunken lights. Ceramic tiled floor.
INNER HALL	Dogleg staircase leads to the first floor. Laminated flooring. Wired for light and power points. Single panel radiator. Good size under stairs storage cupboard. Doors lead to main rooms
CLOAKROOM	Obscure glazed window to the front. Coved and combed artex ceiling. Wired for centre light. Fitted with a suite comprising wash-hand basin, vanity unit and WC. Wall mirror. Medicine cabinet. Ceramic tiled walls and flooring.

LOUNGE

18' 0" x 11' 2" Adam style fireplace with conglomerate marble hearth and hard wood surround incorporating a log/coal effect gas fire which is independent of the central heating system. Coved and combed artex ceiling. Telephone point. Wired for centre light, wall lights and eight power points. TV point. Carpet cover. French doors with vertical blinds lead to the conservatory.



CONSERVATORY

15' 0" x 11' 9" Purpose built UPVC double glazed with vertical blinds. Ceramic tiled flooring. Wired for wall lights and power points. Access to rear garden.

DINING ROOM

14' 5" x 9' 9" Bay window with double panel radiator beneath overlooking the rear garden. Combed and artex ceiling. Wired for centre light. Fitted carpet.

KITCHEN/ BREAKFAST ROOM

12' 8" x 9' 2" UPVC double glazed window overlooking the front with a single drainer sink unit fitted beneath. Obscure glazed door leads out to the side. Equipped throughout and fitted with a range of base and wall units with matching work surfaces over, breakfast bar, wine rack and display cupboards. Incorporating a four ring gas hob and electric oven with extractor over, integral dishwasher and washer/dryer. Panel radiator. Plain plastered ceiling. Wired for track lighting and a range of power points. Ceramic tiled flooring.



Dogleg staircase with carpet cover leads to a spacious landing

**FIRST FLOOR
LANDING AREA**

Landing with fitted carpet. Window overlooking the front. Double panel radiator with individual thermostat. Combed artex ceiling. Wired for two centre lights. Doors off to all rooms.

BEDROOM NO 1

'L' shaped 15' 2" x 13' 4" maximum. Window with blinds and curtains overlooking the rear and single panel radiator with individual thermostat fitted beneath. Wired for light and eight power points. TV point. Laminated flooring.

BEDROOM NO 2

13' 0" x 10' 6" Window with vertical blinds overlooking the rear and single panel radiator with individual thermostat fitted beneath. Combed artex ceiling. Wired for centre light and power points. TV point. Shelving. Telephone point. Access into the roof space which is partially boarded and has lighting.

BEDROOM NO 3

11' 9" x 11' 4" Window with blinds and curtains overlooking the front. Double panel radiator with individual thermostat. Wired for light and six power points. Telephone point. TV point. Laminated flooring.

LUXURY BATHROOM

Double glazed window to the front. Fitted with a suite in white comprising panel bath, wash-hand basin, vanity unit and WC. Independent shower cubicle. Panel radiator. Ceramic tiled walls. Strip lighting. Coved ceiling. Tiled flooring.

EXTERNAL

To the front Approached via a driveway which leads to the garage. Low maintenance area and timber side gates lead to the rear garden

GARAGE

Single car garage with pitched roof and Up and Over door. Roof storage area. Situation of the wall mounted energy efficient gas fired boiler which serves the domestic hot water and the radiators. Wired for strip lighting and power points. Shelving. Location of the service meters.

To the rear Landscaped and well maintained southerly garden. Gravel area with patio. Split into lawn areas. Laurel hedging and an abundance of shrubs and borders. Pagoda and further paved patio and BBQ area. Timber garden shed to remain. Water laid on.



- 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 25th March 2010

PROCEEDS OF CRIME ACT 2002

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