

## **ANTHONY BROWN LTD**

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**REF NO 539D**



**BROOK COTTAGE, ST JOHNS HILL**

**ST ATHAN CF62 4PA**

**TENURE : FREEHOLD**

**PRICE : £ 165,000**

**SITUATION & DESCRIPTION** This is a semi-detached cottage on two floors situated in a residential area in the village of St Athan which is five miles from the market town of Cowbridge and three miles from 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 three miles away. The property is of random solid stone construction with smooth cement rendered elevations under a pitched roof with slate cover. Gas fired central heating and UPVC double glazed windows and doors to the front elevation and PVC secondary glazed windows elsewhere. All carpets and floor coverings as laid are to remain and included in the purchase price.

**ACCOMMODATION** Approach via a UPVC double glazed door to the entrance hall.

**ENTRANCE HALL** Exposed beam ceiling. Wired for light and power point. Single panel radiator. Staircase leads to lower ground level and doors off to all rooms.

**LOUNGE/DINER** 18' 0" x 14' 4" UPVC secondary glazed windows to both side and rear where it overlooks the brook. Exposed beam ceiling with plain plastered finish. Wired for three ceiling lights and power points. Telephone point. Double panel radiator. Stone fireplace with stone clad surround and chimney breast with hardwood mantel.

**KITCHEN** 10' 6" x 6' 9" Window to the rear. Fitted with a range of base and wall units with work surfaces over and incorporating a Belfast sink with mixer tap and drainer. Ceramic tiled walls in places. Wired for ceiling light, cooker point and power points. Single panel radiator. Access into the loft space.

**BATHROOM/WC**

Window to the front. Fitted with a suite in white comprising panel bath with shower fitted over, wash-hand basin set in a vanity unit and low level WC. Part ceramic tiling and part wood panel finish to the walls. Single panel radiator. Linen cupboard.



Staircase to lower ground level

**HALLWAY**

Wired for light. Single panel radiator. Storage cupboard off with power laid on.

**BEDROOM NO 1**

'L' shaped measuring 12' 5" x 6' 5" plus 5' 0" x 2' 8". Window overlooking the rear with single panel radiator fitted beneath. Exposed beam ceiling. Wired for light and power points.

**BEDROOM NO 2**

13' 6" x 12' 2" maximum. Window to the rear. Wired for light and two power points. Situation of the gas fired combination boiler which serves the domestic hot water and the radiators. PVC door gives access to the rear.

**EXTERNAL**

**To the front** Enclosed by a natural stone boundary wall with an area laid to lawn and footpath leading alongside to a concrete hard standing and BBQ area with stone garden shed. Gateway to footpath which gives a rear access to the property.

**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 6<sup>th</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.