

ANTHONY BROWN LTD

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REF NO: 500D



‘GLENDALE’ REDWOOD CLOSE

BOVERTON CF61 1UT

TENURE : FREEHOLD

PRICE : £205,000

SITUATION & DESCRIPTION This is an established three bedroom semi detached bungalow with garage in a secluded plot occupied around 1970 and situated in a residential area 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, Bridgend and Cardiff whilst the M4 motorway is approximately nine miles distant and Cardiff Wales Airport is about seven miles away. The elevations are of facing brick and smooth render under a pitched roof with interlocking tiled roof. The property benefits from gas fired central heating and UPVC double glazing. All carpets and floor coverings as laid are to remain and are included in the purchase price.

ACCOMMODATION Approached by a UPVC glazed door with rose pattern inset leading into:

RECEPTION HALL L shaped hall. Coved and artex ceiling. Wired for centre light. Single panel radiator. Location of thermostat which controls the central heating system. Access into roof space from the inner hallway. Cloaks rack. Carpet.

LOUNGE/DINER 21’ 8” x 9’ 0” UPVC leaded light patio doors lead out to rear garden. Stone built fireplace with mantel over and hearth incorporating a gas fired log/coal effect fire with back boiler which serves both the domestic and central heating system. Pinewood panelling to walls. Artex ceiling. Wired for wall lights and power points. Telephone socket. Single panel radiator to one wall. Doorbell. Carpet.

KITCHEN/BREAKFAST ROOM

12' 0" x 8' 0" UPVC leaded light window overlooking the front. Pine panelled ceiling with centre lighting. Fitted with a range of base and wall units with matching work surfaces over and ceramic tiled surround. Plumbing for appliances. Power points. Single panel radiator. Ceramic tiled floor.

BEDROOM ONE

12' 0" x 8' 4" Window overlooking the rear. Single panel radiator to one wall. Wired for light and power points. Curtains fixtures. Carpet cover.

BEDROOM TWO

12' 0" x 7' 10" Window overlooking the rear Single panel radiator to one wall. Built in wardrobes. Artex ceiling. Wired for centre light and power points. Carpet cover.

BEDROOM THREE

11' 4" x 7' 3" UPVC window with leaded light opening transoms overlooking the front. Single panel radiator to one wall. Wired for centre light and power points. Built in cupboards.

BATHROOM

Obscure double glazed window overlooking the front. Fitted with a suite comprising of a panel bath with shower over, wash hand basin and WC. Ceramic tiling. Single panel radiator. Located in this room is the airing cupboard housing the copper cylinder tank.

EXTERNAL

GARAGE

Good size single car garage with an up and over door. Situation of the service meters. Power laid on.

To the front – Approached by double opening gates to a driveway. Well laid gardens with shrubs, borders, stonewalling.

To the side – Wrought iron gate leading to side path. Fuel store.

To the rear. – Paved patio. Garden steps up via a series of steps to a generous lawn area and walled garden with productive orchard beyond. Purpose built garden shed/workshop. Wishing well. Pagoda. The rear garden enjoys privacy.

SERVICES

Mains -Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulation.

VIEWING

At any reasonable time. Strictly by appointment with the Agent as above.

LOCAL AUTHORITY

Vale of Glamorgan Borough 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: 15th March 2010

PROCEED OF CRIME ACT 2002

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