

**ANTHONY BROWN ESTATE AGENTS LTD**

**TELEPHONE: 01446 792723**

**REF NO 854D**



**‘XEMXIJA’**

**13 GLYNDWR AVENUE**

**ST ATHAN CF62 4PN**

**TENURE : FREEHOLD**

**PRICE : £ 184,950**

**SITUATION & DESCRIPTION** This is an established extended three bedroom, two/three reception room family house with detached tandem double garage/workshop area situated in a residential area in the village of St Athan approximately three miles from the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available. Rail link in Llantwit Major and Rhoose. 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 elevations are of roughcast render under a pitched roof with slate cover. The property has been well maintained throughout and has the benefit of UPVC double glazed windows, PVC rainwater goods and gas fired central heating. Blinds, light fittings and carpets as laid are to remain and included in the purchase price. No onward chain

**ACCOMMODATION** Approach via a UPVC door with glazed insets leads into the porch.

**PORCH** Purpose built facing brick with UPVC cottage style windows to the front. Block flooring. Power laid on. Coach light. Solid wood door with inset mullions leads into the reception hall.

**RECEPTION HALL** Wired for ceiling light. Panel radiator with individual thermostat. Tiled floor. Situation of the central heating thermostat. Dogleg staircase leads off to the first floor.

**CLOAKROOM** Obscure glazed window to the front. Fitted with a modern suite in white comprising of a pedestal wash-hand basin and low level WC. Ceramic tiled walls to half height.

**FRONT RECEPTION ROOM**

10' 0" x 8' 6" Bay window with vertical blinds to the front and panel radiator with individual thermostat fitted beneath. Coved and plain plastered ceiling. Solid oak wood flooring. Wired for ceiling light and a range of power points. Carpet cover

**SITTING ROOM**

12' 0" x 12' 0" Adam style fireplace which incorporates a gas fire which is independent of the central heating system. Coved and combed artex ceiling. Wired for ceiling light and four power points. Double panel radiator to one wall. Carpet cover. Dining area leads off

**DINING AREA/ TV ROOM**

19' 6" x 10' 6" Window to the rear with blinds and French doors with vertical blinds give access onto the rear garden. Curtain fixtures. Double panel radiator to one wall. Wired for twin ceiling lights and a range of power points. Plain plastered ceiling. Dado rail. Carpet cover.



**GALLEY KITCHEN**

14' 0" x 6' 6" Approached via a fifteen panel glazed door and further half glazed UPVC door leads out to the side entrance. Window to the side and serving hatch to the dining room. Fitted with a good range of base and wall units with matching work surfaces over with a ceramic tiled surround incorporating ceramic cooker with extractor hood over. Plumbing for appliances. Wood panel ceiling with twin lighting. Range of power points. Double panel radiator to one wall. Tiled floor. Under stairs broom cupboard with lighting.

Dogleg staircase with polished mop stick handrail leads to

**FIRST FLOOR LANDING AREA**

Window with blinds overlooking the side and to the front. Double panel radiator with individual thermostat. Coved ceiling. Wired for ceiling light. Access into the roof space by means of a pull down ladder.

**BEDROOM NO 1**

14' 3" x 10' 3" Window with blinds overlooking the rear and panel radiator with individual thermostat fitted beneath. Curtain fixtures. Plain plastered ceiling. Wired for centre light and power points. Carpet cover.

**BEDROOM NO 2**

10' 6" x 10' 0" Window with blinds overlooking the rear. Curtains and curtain fixtures. Coved and plain plastered ceiling. Panel radiator to one wall. Wired for

ceiling light and power points. Carpet cover. Built-in wardrobes with sliding doors. Location of the Baxi wall mounted combination gas fired boiler which serves the domestic hot water and the radiators.

**BEDROOM NO 3**

10' 6" x 8' 0" Window with blinds overlooking the front. Curtain fixtures. Coved and plain plastered ceiling. Wired for ceiling light and power points. Panel radiator with individual thermostat. Carpet cover

**BATHROOM**

Obscure glazed window to the side. Spacious room re-fitted with a corner shower cubicle, pedestal wash-hand basin and WC. Medicine cabinet. Wall mirror. Panel radiator. Ceramic tiled floor. Wood clad and ceramic tiled walls. Pinewood ceiling with sunken lights

**EXTERNAL**

**To the front** Large frontage approached via double opening wrought iron gates and side pillars onto a block paved driveway which leads to a double tandem garage/workshop. Garden neatly laid to lawn with bordering shrubs. Hardwood door to the side with security light leads to the rear garden. Water laid on

**DOUBLE TANDEM GARAGE/WORKSHOP**

Purpose built with a pitched roof giving additional storage space. 21' 6" x 11' 0" Up and Over door. Window to the rear. Side access door. Wired for light and power.

**To the rear** Raised patio area and external enclosed dining area with power laid on. Steps up to further patio area with border shrubs and lighting. Garden shed. Neatly laid to lawn.



**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**

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*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 16<sup>th</sup> March 2016

#### 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.