

REF NO 867D



15 CARDIGAN CRESCENT

LLANTWIT MAJOR CF61 2GP

TENURE : FREEHOLD

PRICE : £ 182,500

SITUATION & DESCRIPTION This is a modern three bedroom, two reception room chalet style semi-detached house and attached garage 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, 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 facing brick under a pitched roof with interlocking tiled cover. Gas fired central heating is installed and the windows are UPVC double glazed. The rainwater goods and fascias are of PVC.

ACCOMMODATION Approach via UPVC door into the inner porch

PORCH Window to the side with panel radiator beneath. Cloaks rack. Vinyl floor cover. Door leads into the lounge/dining room

LOUNGE/DINING ROOM 19' 4" x 13' 0" UPVC double glazed windows to the front and the rear with panel radiators beneath with individual thermostats. Curtain poles and blinds. Bradstone mock fireplace and hearth. Oakwood flooring. Access to the rear.

KITCHEN/ UTILITY ROOM 14' 6" x 8' 2" **Kitchen** Window to the rear. Modern kitchen fitted with a range of base and wall units with matching work surfaces over and a ceramic tiled surround incorporating a one and half bowl sink unit with mixer tap. Plumbing for appliances. Wired for light and power points. Slate flooring **Utility Room** Wired for light and power points. Shelving. Slate floor as kitchen

2nd RECEPTION ROOM 11' 4" x 8' 6" Window overlooking the front. Curtains and blinds. Panel radiator to one wall. Wired for ceiling light and power points. Situation of the service meters. Polished Oakwood flooring as the lounge



Staircase to first floor

**FIRST FLOOR
LANDING AREA**

Access into the roof space. Carpet cover. Doors off to all rooms

BEDROOM NO 1

'L' shaped. 15' 6" x 11' 6" max. Window overlooking the front with blinds. Wired for ceiling light and power points. Built-in wardrobe. Carpet cover.

BEDROOM NO 2

10' 6" x 10' 0" maximum. Window overlooking the rear. Panel radiator to one wall. Wired for ceiling light and power points. Carpet cover. Situation of the airing cupboard which houses the Ferrolli gas fired combination boiler which serves the domestic hot water and the radiators

BEDROOM NO 3

9' 0" x 7' 0" Window overlooking the front. Curtain fixtures. Radiator with individual thermostat. Wired for ceiling light and power points. Carpet cover

BATHROOM

Obscure glazed window overlooking the rear. Fitted with a modern suite in white comprising new panel bath with shower and screen over, wash-hand basin and WC. Ceramic tiled walls. Ceramic tiled floor

EXTERNAL

To the front Privet hedging and garden laid to lawn. Driveway leads to the garage

GARAGE

Single car garage with Up and Over door. Personal door to the side.

To the rear Paved and laid to lawn. Boundary wall

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 D



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 1st August 2016

PROCEEDS OF CRIME ACT 2002

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