

ANTHONY BROWN LTD

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REF NO 877D



2 HEOL Y FRO

LLANTWIT MAJOR CF61 2SA

TENURE : FREEHOLD

PRICE : £ 215,000

SITUATION & DESCRIPTION A modern well maintained three bedroom semi-detached house located in a corner position with a detached garage and conservatory situated 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 render under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows and gas fired central heating. Gardens to front, side and rear.

ACCOMMODATION Approach to the side via a UPVC part glazed door leading to the reception hall

RECEPTION HALL Laminate flooring. Wired for ceiling light. Smoke detector. Situation of the central heating thermostat. Single panel radiator to one wall. Staircase with carpet leads to the first floor.

CLOAKROOM Obscure glazed window to the front with vertical blinds. Fitted with a wash-hand basin and WC. Cloaks rack.

LOUNGE 15' 0" x 10' 0" Double glazed window overlooking front with vertical blinds and double panel radiator fitted beneath. Coved and artex ceiling. Wired for ceiling light, wall lights and power points. Laminate flooring. Archway leads to the dining room

DINING ROOM 9' 6" x 8' 0" Panel radiator to one wall. Coved and artex ceiling. Wired for ceiling light and power points. Laminate flooring. Sliding glazed doors to conservatory

CONSERVATORY

12' 0" x 10' 0" Purpose built on a facing brick plinth and UPVC double glazed. Fitted blinds. Stone flooring. Power laid on. French doors lead out to the side and rear garden.



KITCHEN/ BREAKFAST ROOM

Window overlooking the rear and half glazed door leads to the side. Fitted with a range of base and wall units with matching work surfaces over and a ceramic tiled surround. Incorporated in the units is a Indesit four ring gas hob and electric oven with extractor hood over. Plumbing for appliances. Vinyl floor cover. Situation of the wall mounted gas fired boiler which serves the domestic hot water and the radiators. Deep under stairs storage cupboard



FIRST FLOOR LANDING AREA

Staircase with fitted carpet leads to

Feature window overlooking the side with blinds. Fitted carpet. Situation of the airing cupboard which houses the copper cylinder tank and central heating programmer. Deep wardrobe cupboard with shelving.

BEDROOM NO 1

12' 0" x 10' 0" Window overlooking the front with blinds and panel radiator fitted beneath. Wired for ceiling light and power points. Carpet cover.
En-suite Fitted with a shower cubicle, wash-hand basin and WC. Extractor fan. Ceramic tiled surround and ceramic tiled floor.

BEDROOM NO 2	10' 0" x 9' 10" Window overlooking the rear with blinds and single panel radiator fitted beneath. Wired for ceiling light and power points. Carpet cover
BEDROOM NO 3	7' 6" x 7' 2" Window to the front with blinds and panel radiator fitted beneath. Wired for ceiling light and power points. Carpet cover
BATHROOM	Obscure glazed window to the rear with blinds. Fitted with a modern suite in white comprising panel bath, wash-hand basin and WC. Extractor fan. Vinyl floor cover
EXTERNAL	To the front Garden laid to lawn. Border privet hedge To the side Laid to lawn with hedging To the rear Laid to lawn. Paved area. Water and power laid on. Bordered by stone walling
DETACHED GARAGE	Single car garage with Up and Over door. Pitched roof with tile cover. Power 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
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 24th January 2017

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.