

ANTHONY BROWN ESTATE AGENTS LTD

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REF NO 893D



2 PANTYCELYN PLACE

ST ATHAN CF62 4PS

TENURE : FREEHOLD

PRICE : £195,000

SITUATION & DESCRIPTION This is an established three bedroom and three reception family house and garage situated in the village of St Athan with local shops and schools within easy walking distance. The property is approximately three miles from Llantwit Major where there are rail links to Cardiff and Bridgend, shopping, educational and recreational facilities available. Bus services run to Llantwit Major, Bridgend, Barry and Cardiff whilst the M4 motorway is approximately twelve miles distance and Cardiff (Wales) airport is about three miles away. The elevations are of rough cast rendering under a pitched roof with interlocking tile cover. The property benefits from UPVC double glazing which was recently replaced in April 2017, PVC rainwater goods and has gas fired central heating. Access via a cul-de-sac with large garden and detached garage and workshop.

ACCOMMODATION Approached to the front via a UPVC part glazed door.

RECEPTION ROOM 9' 0" x 8' 6" Window to the front. Wired for centre light and power points. Combed artex and coved ceiling. Access into roof space. Laminate flooring. Panel radiator with individual thermostat. Hardwood door leading to:

INNER HALL Window to the side. Wired for centre light and power points. Combed artex and coved ceiling. Telephone point. Control panel for central heating system. Panel radiator with individual thermostat. Staircase with carpet cover leads to first floor. Under stairs storage cupboard. Laminate flooring.

**SITTING ROOM/
STUDY** 12' 0" x 10' 0" Window to the front. Wired for centre light and power points. Combed artex and coved ceiling. Panel radiator. Carpet cover with polished wood block flooring beneath.

LOUNGE

15' 0" x 11' 0" Window with curtain fixtures and blinds overlooking the rear garden. Wired for centre light and power points. Panel radiator with individual thermostat. Tiled hearth which incorporates the floor mounted gas fired central heating boiler which provides energy for the domestic hot water system and radiators. Carpet cover.



CLOAKROOM

Fitted with a wash hand basin and W/C. Ceramic tiled floors and walls.

KITCHEN/ BREAKFAST ROOM

12' 6" x 8' 6" Window overlooking rear. Fitted with a range of base and wall units with matching work surfaces over and ceramic tiled surround incorporating a one and half bowl sink unit, four ring gas hob and oven. Plumbed for appliances. Panel radiator. Wired for spotlights and power points. Ceramic tiled floor.

SIDE PORCH/ CLOAKS AREA

Window overlooking the rear. Cloaks area with work surfaces. Wired for centre light and power points. Laminate flooring. Door to back garden.

Dog leg staircase leading to:

FIRST FLOOR LANDING AREA

Window overlooking the side. Wired for light and power point. Access to roof space via a pull down ladder. The roof space is understood to be boarded with power laid on. Smoke detector. Carpet cover.

BEDROOM ONE

13' 0" x 11' 6" Window overlooking the rear. Coved ceiling. Wired for central light and power points. Panel radiator. Location of the airing cupboard with the copper cylinder tank below. Laminate flooring.

BEDROOM TWO

11' 6" x 10' 0" Window overlooking the front. Coved ceiling. Wired for central light and power points. Curtain fixtures and blinds. Panel radiator Laminated flooring.

BEDROOM THREE

10' 0" x 6' 10" Window with blinds overlooking the side. Coved ceiling. Wired for ceiling light and power points. Panel radiator. Laminate flooring.

LUXURY BATHROOM Obscure glazed window to the side. Fitted with a suite in white comprising corner bath with Triton shower over and shower curtain, wash hand basin with vanity unit and WC. Panel radiator. Wired for ceiling light. Ceramic tiled walls and flooring.

GARAGE 17' 0" x 12' 0" Attached single garage with an electronic door. Wired for light and power points. Water laid on. Workshop to the rear.

EXTERNAL **To the front** – Facing brick boundary wall. Two areas of lawn and a patio.

To the side – Double opening gates and a driveway. Concrete driveway to the detached garage. Green house lean to and workshop. Water and lighting laid on.

To the rear – Good sized enclosed laid to lawn and borders



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.

COUNCIL TAX BAND C

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 25th April 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