

ANTHONY BROWN LTD

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REF NO 839D



23 FAIRFIELD RISE

LLANTWIT MAJOR CF61 2XH

TENURE : FREEHOLD

PRICE : £ 175,000

SITUATION & DESCRIPTION This a three bedroom semi-detached bungalow and garage first occupied in the mid 1960's 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 roughcast render under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows and doors and the rainwater goods are PVC. Parkray solid fuel central heating. Driveway to front with neat garden. The large established rear garden consists of mature shrubs and trees, pond and vegetable area with mature fruit trees. Garden store. No onward chain.

ACCOMMODATION Approach via a wood effect UPVC glazed **Reception Porch** 6' 0" x 5' 0" with ceramic tiled floor and wood panelling. Obscure glazed door and side panel leads into the kitchen/breakfast room

**KITCHEN/
BREAKFAST ROOM** 12' 9" x 7' 9" Window to the side with double drainer twin bowl sink unit fitted beneath. Range of base and wall units with matching work surfaces over and a ceramic tiled surround incorporating a four ring hob and split level oven. Plumbing for appliances Wired for track ceiling lights and power points. Polished wood parquet flooring. Cupboard which house the electricity meters

**LOUNGE/
DINING ROOM** 16' 6" x 12' 6" Picture window overlooking the front. Window blind and curtain fixtures. Tiled fireplace and hearth incorporating the Parkray solid fuel boiler which serves the domestic hot water and the radiators. Wired for two centre lights, spotlights and a range of power points. TV point. Coved ceiling. Carpet cover.

INNER HALL

Two access points into the roof space via a pull down ladder. The roof space is boarded with lighting. Double panel radiator. Carpet cover.

**BEDROOM NO 1**

13' 6" x 10' 0" including the wall to wall built-in wardrobes. Window overlooking the rear with window blind and curtain fixtures and double panel radiator fitted beneath. Wired for centre light, wall light and range of power points. Coved ceiling. Carpet cover.

BEDROOM NO 2

11' 6" x 10' 6" currently used as a second sitting room. Patio doors lead out onto the rear garden. Double panel radiator. Shelving. Coved ceiling. Wired for ceiling light and power points. TV point. Thermostat for the heating system. Carpet cover.

BEDROOM NO 3

9' 7" x 6' 9" Window overlooking the side with window blind and curtain fixtures and double panel radiator fitted beneath. Shelving. Wired for light and power points. Fitted carpet.

SHOWER ROOM

Obscure glazed window to the side. Fitted with a modern double cubicle shower, vanity unit, wash-hand basin and WC. Heated vertical towel rail. Ceramic tiled walls to full height. Tiled floor.

EXTERNAL

To the front Driveway leads to the garage. Lawn area and shrubs. Californian screen walling

GARAGE

Single car garage with Up and Over door and window to the side. Power and water laid on

To the rear Large garden with mature trees and shrubs. Pond. Garden shed. Small orchard beyond

SERVICES

Mains – Water, Electricity 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 27th October 2015

PROCEEDS OF CRIME ACT 2002

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