

ANTHONY BROWN LTD

Gwent House, East Street, Llantwit Major CF61 1XY, Vale of Glamorgan Tel 01446 792723

REF NO 862D



25 BOVERTON BROOK

LLANTWIT MAJOR CF61 1YH

TENURE : FREEHOLD

PRICE : £ 269,000

SITUATION & DESCRIPTION An exceptional semi-detached bungalow and garage first occupied around 1960 in a sought after location close to all amenities 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 property is of traditional construction brick and block cavity walling with elevations of render and Cotswold stone under an interlocking tiled roof. The external rainwater goods and soffits are PVC. All windows, doors and the conservatory are UPVC double glazed (leaded light windows) Gas fired central heating is installed. The roof space has been converted to a ships cabin style bedroom with en-suite shower and WC. The accommodation comprises – Lounge (garden facing), fitted luxury Kitchen/Dining area with appliances and new lifetime ‘Karndean’ flooring, extended purpose built sun lounge and additional dining area, Bathroom & shower, Bedroom 1, Bedroom 2 with access to cabin room, Study/4th Bedroom. Rear garage utility. Outstanding condition and fittings throughout. The gardens are landscaped with the rear running down to Ogney Brook.

ACCOMMODATION

Approach via a storm porch with leaded light obscure glazed PVC door into the reception hall.

RECEPTION HALL

Spacious hallway with fitted carpet. Plain plastered ceiling. Wired for ceiling light and power points. Smoke detector. Panel radiator to one wall. Two steps lead down to inner hall.

LIVING ROOM

18' 0" x 11' 0" Window overlooking the rear garden and double panel radiator fitted beneath. Modern soapstone fireplace and hearth incorporating the gas fired central heating boiler and an inset gas fire which is independent of the central heating system. Coved and plain plastered ceiling. Wired for sunken lights, range of power points and VHF points. Book cases and units to remain. Fitted carpet with Canadian maple strip wood flooring beneath.



KITCHEN/ DINING AREA

10' 6" x 9' 6" Exceedingly well equipped and fitted with a range of light cream base and wall units with matching work surfaces over and a ceramic tiled surround. Abundance of china cupboards and spice cupboards. Incorporated in the units is a one and half bowl single drainer sink unit with mixer tap, Zanussi four ring hob, double oven and grill, integral fridge and dishwasher. Well laid 'Karndean' flooring which extends to the conservatory

CONSERVATORY

Well constructed UPVC double glazed with opening transoms and fitted blinds. Wall mounted background heater. Access to the landscaped rear garden and study/4th bedroom

STUDY/4TH BEDROOM

10' 6" x 8' 2" (formerly the rear part of the garage) UPVC double glazed window overlooking the rear. Wired for wall lights and a range of power points. Built-in cupboards. Coved and plain plastered ceiling.

Access to the front of the garage which would accommodate a small vehicle. Front door. Wired for twin lighting. Location of the service meters. Plumbing for appliances. (currently used as a utility room)

LUXURY BATHROOM

Obscure glazed window to the side with roller blind. Fitted with a suite in white comprising panel bath with 'Triton' shower and screen over, wash-hand basin, vanity unit with matching two tone grey wall tiles. Plain plastered ceiling. Wired for sunken lights. Extractor fan. Tiled floor.

BEDROOM NO 1

12' 9" x 11' 0" Leaded light window overlooking the front. Fitted blinds. Plain plastered ceiling. Wired for ceiling light and power points. Wardrobe with three mirror doors. Carpet cover

BEDROOM NO 2

10' 0" x 7' 6" Window to the side. Fitted blinds. Panel radiator with individual thermostat. Built-in wardrobes with side shelving. Situation of the airing cupboard which houses the copper cylinder tank. Carpet cover. Staircase leads into the loft conversion

Loft conversion covers the whole of the roof space



SHIPS CABIN STYLE BEDROOM & EN-SUITE THROUGHOUT THE ROOF SPACE

Fitted with built-in cabin bed and wardrobe. Independently wired for light, power & TV point. Velux roof opening window. **En-suite** Fitted with a suite in white with matching black and white wall tiles comprising shower cubicle and screen, wash-hand basin and WC. Heated chrome towel rail. Tiled flooring. Velux roof window.

LANDSCAPED EXTERNAL

To the front Tarmacadum driveway leads to the garage. Dwarf brick boundary wall and landscaped gardens laid to lawn with shrubs

To the rear Landscape gardens laid with an abundance of shrubs. Sun patio area. Lawn area and steps leading down to the brook – with leisure area patio and landscaping. Garden store room.



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 8th July 2016

PROCEEDS OF CRIME ACT 2002

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