

ANTHONY BROWN ESTATE AGENTS LTD

TELEPHONE NO.: 01446792723

REF NO 901D



26 SHACKLETON CLOSE

ST. ATHAN CF62 4JE

TENURE : FREEHOLD

PRICE : £ 115,000

SITUATION & DESCRIPTION This is a four bedroom link house and garage situated in a residential area close to the village of St Athan and three miles from the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available. The property is of solid concrete construction with elevations of spar dash and facing brick under a pitched roof with interlocking tile cover. Bus services run to Barry, Cardiff and Bridgend whilst the M4 motorway is approximately nine miles distant and Cardiff Wales Airport is about four miles away. Rail links in Llantwit Major and Rhoose. The property has the benefit of UPVC double glazed windows and gas fired central heating is installed. Open plan to the front and enclosed rear garden. No chain.

ACCOMMODATION	Approach via a UPVC door with obscure glass inset panels leading to the reception hall
RECEPTION HALL	Wired for ceiling light. Double panel radiator. Carpet cover. Cloaks rack. Smoke detector. Under stairs cupboard. Doors of to all rooms
CLOAKROOM	Fitted with a wash-hand basin and WC. Wired for ceiling light
LOUNGE	13' 6" x 10' 10" UPVC double glazed window to the rear. Double panel radiator, Wired for centre light and power points. TV point. Carpet cover
DINING ROOM	10' 6" x 9' 1" Wired for ceiling light and power points. Double panel radiator. Carpet cover. Sliding patio doors lead onto the rear garden.

KITCHEN

12' 6" x 7' 3" Window to the front with single drainer sink unit beneath. Fitted with a range of base and wall units with matching work surfaces and a ceramic tiled surround. Plumbing for appliances. Wired for strip lighting and power points. Vinyl tiled floor. Built-in storage cupboard and built-in pantry with shelving.



FIRST FLOOR LANDING AREA

Dogleg staircase with carpet cover and window to the side leads to the first floor

Access into the loft space. Single panel radiator. Smoke detector. Ceiling light. Situation of the airing cupboard which houses the Worcester Bosch gas fired combination boiler which serves the domestic hot water and the radiators. Deep built-in cupboard. Doors lead off to all rooms

BEDROOM NO 1

11' 2" x 10' 0" Window overlooking the rear. Artex ceiling. Wired for ceiling light and power points. Built-in wardrobe with shelving and hanging space. Carpet cover

BEDROOM NO 2

11' 1" x 11' 0" Window overlooking the rear. Single panel radiator. Artex ceiling. Wired for ceiling light and power points. Built-in wardrobe with shelving and hanging space. Carpet cover

BEDROOM NO 3

10' 2" x 10' 0" maximum. Window overlooking the rear. Artex ceiling. Wired for ceiling light and power points. Artex ceiling. Single panel radiator. Built-in wardrobes with shelving and hanging space. Carpet cover

BEDROOM NO 4

7' 11" x 7' 0" Window overlooking the front. Single panel radiator. Wired for ceiling light and power points. Carpet cover

BATHROOM

Obscure glazed window to the side. Fitted with a suite in white comprising panel bath with shower over, wash-hand basin and WC. Artex ceiling. Wired for ceiling light. Single panel radiator. Vinyl floor

EXTERNAL

To the front Open plan. Utility/Storage room with shelving. Light and power laid on.

GARAGE

Single car garage in a block

To the rear Laid to lawn with patio. Two small outhouses. Border fencing.

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

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 16th August 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.