

ANTHONY BROWN ESTATE AGENTS LTD

Telephone Number – 01446 792723

REF NO 878D



28B HEOL Y FRO

LLANTWIT MAJOR CF61 2SA

TENURE : FREEHOLD

PRICE : £ 139,950

SITUATION & DESCRIPTION This is a two bedroom mid link house 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 conglomerate stone and roughcast render under a pitched roof with interlocking tiled cover. The property has the benefit of double glazed windows and gas fired central heating. Off road parking to the front for two vehicles

ACCOMMODATION Approached to the front via door with glazed inset panel leading into porch.

PORCH Cloaks rack. Wired for ceiling light. Carpet cover. Door leads into the lounge.

LOUNGE 15' 2" x 11' 9" Double glazed window to the front with double panel radiator fitted beneath. Wired for ceiling light and power points. Location of the central heating thermostat. Laminate flooring. Door leads into the kitchen and staircase with carpet cover leads to first floor.

KITCHEN 10' 6" x 9' 6" Window to the rear with single drainer sink unit with mixer tap beneath. Fitted with a range of base and wall units with work surfaces over and a tiled surround incorporating a four ring gas hob and oven. Plumbing for appliances. Radiator to one wall. Wired for strip ceiling light and power points. Tiled floor. Sliding patio doors lead out to the rear garden.



	Carpeted staircase leads to
FIRST FLOOR LANDING AREA	Wired for ceiling light and power point. Smoke detector. Access into the loft space.
BEDROOM NO 1	11' 7" x 8' 6" Double glazed window with roller blind overlooking the front with single panel radiator beneath. Wired for ceiling light and power points. Carpet cover.
BEDROOM NO 2	10' 0" x 9' 1" Window overlooking the rear with panel radiator beneath. Built-in wardrobes with hanging space and sliding mirror doors. Wired for ceiling light and power points. TV point. Carpet cover.
BATHROOM	Fitted with a suite in whites comprises panel bath with Mira electric shower and curtain screen fitted over, wash-hand basin and WC. Single panel radiator to one wall. Shelving. Wired for ceiling spotlights. Extractor fan. Vinyl floor. Situation of the airing cupboard with shelving and houses the copper cylinder tank.
EXTERNAL	To the front. Open plan with off road parking To the rear Paved area. Laid with chippings. Border fence
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 25th 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.