

ANTHONY BROWN LTD

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REF NO 885D



30 EAGLE ROAD

ST ATHAN CF62 4NR

TENURE : FREEHOLD

PRICE : £ 145,000

SITUATION & DESCRIPTION Modern three bedroom end of link house with garage and good size garden to the rear situated in a residential area at West Vale, St Athan. 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 gas fired central heating. All internal doors are of pinewood. Vacant possession. West Vale is approximately one mile from the coastal town of Llantwit Major and the Glamorgan Heritage Coast with beach and coastal walks offering stunning views across the Bristol Channel. Llantwit Major has excellent local schools (both English and Welsh medium) and access to regular and convenient rail and bus services. The town's railway station reaches Bridgend to the west in 15 minutes and Cardiff to the east in 30 minutes. Both Cardiff International Airport and the M4 motorway are a short 15 minute drive away. Llantwit Major is a bustling, popular town with good shopping and recreational facilities available including rugby, football and Surf Life Saving. Llantwit Major boasts an excellent library, restaurants, a leisure centre and several historic public houses.

ACCOMMODATION Approached via a tiled storm porch with coach light and half glazed door and side panel leads into the reception hall.

RECEPTION HALL Traditional hall with staircase leading to the first floor. Laminate flooring. Panel radiator to one wall. Cloaks rack. Wired for ceiling light. Smoke detector.

**LOUNGE/
DINING ROOM** 17' 6" x 13' 6" French doors with glazed side panels lead out to the rear garden with curtain fixtures above. Wired for twin ceiling lights and four power points. VHF point. Telephone point. Shelving. Generous size under stairs utility cupboard. Panel radiator with individual thermostat to one wall. Situated on the floor mounted gas fire which services the domestic hot water and the radiators. Laminated flooring.

**KITCHEN/
BREAKFAST ROOM**

Galley style 18' 0" x 6' 6" Window overlooking the front with curtain fixtures. Well equipped and fitted with a range of base and wall units in wood with work surfaces over and matching spice cupboards. Incorporated in the units is a one and half bowl sink unit with mixer tap, integral fridge/freezer, four ring hob and oven with extractor unit over. Ceramic tiled surround. Plumbing for appliances. Wired for twin ceiling light and a good range of power points. Electric and gas cooker points. Situation of the electricity meter. Panel radiator. Slate style flooring. Window overlooking the rear garden and a half glazed door leads out to the side utility area.



**FIRST FLOOR
LANDING AREA**

Dogleg staircase leads to the first floor

Window to the front. Carpet cover. Access into the roof space. Wired for ceiling light. Smoke detector. Situation of the airing cupboard with copper cylinder tank.

BEDROOM NO 1

15' 0" x 9' 0" Window overlooking the rear with panel radiator fitted beneath. Curtain fixtures and roller blind. Wired for centre light, power points and TV point. Built-in wardrobes with sliding doors and shelving. Carpet cover

BEDROOM NO 2

12' 6" x 8' 9" Window overlooking the front and panel radiator with individual thermostat fitted beneath. Curtain fixtures and blinds. Built-in wardrobe. Wired for ceiling light and power points. Carpet cover.

BEDROOM NO 3

8' 8" x 7' 6" Window overlooking the rear with panel radiator beneath. Window blinds and curtain fixtures. Built-in wardrobe. Carpet cover

BATHROOM

Two obscure glazed windows to the front. Fitted with a modern suite in white comprising panel bath with Triton shower and screen over, wash-hand basin and WC. Panel radiator with individual thermostat. Plain plastered ceiling. Wired for sunken ceiling lights. Extractor fan. Laminated flooring.

EXTERNAL

To the front Open plan. Lawn and borders.

To the side Enclosed utility area. Garden store. Side gate. Timber boarded fencing

To the rear Patio area and large garden laid to lawn. Timber boarded fence and rear access gate.



GARAGE Single car garage in a block with Up and Over door

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 14th March 2017

PROCEEDS OF CRIME ACT 2002

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