

ANTHONY BROWN LTD

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REF NO 923D



38a TREBEFERAD

BOVERTON

LLANTWIT MAJOR CF61 1UX

TENURE : FREEHOLD

PRICE : £ 155,000

SITUATION & DESCRIPTION This is an established spacious three bedroom semi-detached house with ground floor extension to the rear first occupied in the mid 1930's with gardens to front and rear with an open agricultural aspect. The elevations are of roughcast render under a pitched roof with interlocking tiled cover. The property has the benefit of gas fired central heating and double glazing but is in need of redecoration and is being sold as seen. The town rests a mile inland on the Glamorgan Heritage Coast. The beach and coastal walks offer 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 Approach via a UPVC door with centre light leaded window into the reception hall.

RECEPTION HALL Quarry tiled floor. Understairs cupboard. Artex ceiling. Wired for ceiling light. Double panel radiator with individual thermostat.

BATHROOM Obscure glazed window to the front. Fitted with a suite comprising panel bath with shower and screen, wash-hand basin and WC. Panel radiator

KITCHEN	17' 8" x 6' 3" Galley style. Window overlooking the front with double drainer sink unit beneath. Fitted with a range of base and wall units and a five ring gas hob with oven and grill with extractor unit over. Double panel radiator. Situation of the wall mounted Worcester gas fire combination boiler which serves the domestic hot water and the radiators (not tested). Half glazed door and further window to the side. Generous size breakfast area with cupboards. Wired for twin fluorescent ceiling lights and power points. Gas point. Vinyl floor covering.
DINING ROOM	13' 10" x 11' 9" Plain plastered ceiling. Wired for centre light and power points. Telephone point. Panel radiator to one wall with individual thermostat. Fireplace incorporating a gas fire set on the hearth (not tested). Carpet cover. Double glazed doors lead to sitting room
SITTING ROOM	19' 9" x 14' 8" Double glazed window overlooking the rear and French doors lead to the rear garden. Curtain poles. Two port windows to the side. Plain plastered ceiling with centre and sunken lights. Good range of power points. Double panel radiator to one wall. Fitted book shelves. Wood flooring.
FIRST FLOOR LANDING AREA	Dogleg staircase with carpet cover leads to Window overlooking the front. Panel radiator. Access into the roof space.
BEDROOM NO 1	12' 0" x 11' 10" Two windows overlooking the rear. Wired for ceiling light and power points.
BEDROOM NO 2	7' 8" x 6' 9" Window overlooking the front. Panel radiator with individual thermostat to the side.
BEDROOM NO 3	12' 5" x 8' 6" maximum. Window overlooking the rear. Panel radiator to one wall. Situation of the linen cupboard.
EXTERNAL	To the front Mainly laid to lawn with side pathway to rear garden To the rear. Laid to lawn with open aspect. Centre pathway. Decked area and timber garden shed/workshop (12' x 6'6" approx.). Greenhouse. Water laid on.
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 9th May 2018

PROCEEDS OF CRIME ACT 2002

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