

ANTHONY BROWN LTD

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

Tel. 01446 792723

REF NO 873D



42 STARLING ROAD

ST ATHAN CF62 4NJ

TENURE : FREEHOLD

PRICE : £ 110,000

SITUATION & DESCRIPTION This is an exceptionally well maintained two bedroom end of link house situated in a residential area at West Vale, St Athan which is within a mile from the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available. 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 facing brick under a pitched roof with interlocking slate roof. The property has the benefit of UPVC double glazed windows and doors with gas fired central heating by means of a combination boiler and the majority of radiators have individual thermostats. Side porch and utility area. Landscaped gardens to the front and side with open aspect and enclosed rear garden with secure parking. The internal doors are of pinewood and carpets as laid are to remain together with the curtains, curtain fixtures and blinds. Vacant possession. **NO ONWARD CHAIN.**

ACCOMMODATION Approach to the side via a UPVC door leading to the reception hall

RECEPTION HALL Wired for ceiling light. Single panel radiator. Staircase leads to the first floor. Door leads to the lounge

LOUNGE 13' 3" x 11' 8" UPVC double glazed window overlooking the front with panel radiator fitted beneath. Curtains, curtain fixtures and blinds. Wired for centre light and power points. VHF points. Wall mounted gas fire which is independent of the central heating system. Display niche. Situation of the central heating thermostat and timer. Laminated flooring.

**KITCHEN/
DINING ROOM**

16' 4" x 9' 2" Double glazed window overlooking the rear garden and half glazed side door leads to the utility room and rear porch. Fitted with a good range of base and wall units with matching work surfaces over incorporating a stainless steel single drainer sink unit. Plumbing for appliances. Wired for light and a good range of power points. Generous size under stairs storage cupboard. Vinyl floor cover.



UTILITY ROOM

8' 0" x 5' 6" PVC panel construction with open fan light and half glazed door and side panel leads to the rear garden. Vinyl floor cover

Staircase leads to

**FIRST FLOOR
LANDING AREA**

Window overlooking the side. Wired for ceiling light. Access into the roof space via a pull down ladder housing the gas fired combination boiler which has lighting and triple insulation.

BEDROOM NO 1

13' 3" x 11' 6" Double glazed window overlooking the front. Curtains and blinds. Wired for centre light and power points. Deep built in wardrobe with hanging space and shelving. Single panel radiator to one wall. Carpet cover

BEDROOM NO 2

9' 2" x 8' 5" Window overlooking the rear. Blinds. Wired for centre light and power points. Twin built-in cupboards. Single panel radiator. Fitted carpet

BATHROOM

Obscure glazed window overlooking the rear. Fitted with a modern suite comprising panel bath with electric shower over, wash-hand basin and WC. Wired for ceiling light. Vinyl floor cover

EXTERNAL

To the front and side Overlooking green space. Open plan landscaped garden with pathway to the side and to the entrance porch.

To the rear Paved area and border surround. Bounded by walling and boarded fencing. Double and single opening gates. Tarmac hard standing for secure parking.

**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

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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 24th October 2016

PROCEEDS OF CRIME ACT 2002

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