

ANTHONY BROWN ESTATE AGENTS LTD

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REF NO 897D



6 CHURCH MEADOW

BOVERTON, LLANTWIT MAJOR CF61 2AT

TENURE : FREEHOLD

PRICE : £ 205,000

SITUATION & DESCRIPTION This is a four bedroom detached house situated in a quiet cul-de-sac in a residential area on the outskirts of Llantwit Major. The elevations are of facing brick under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows and doors and gas fired central heating. All windows are fitted with vertical blinds. Driveway and garden to front and enclosed rear garden. 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 Approached to the side via a UPVC door with glazed inset panel which leads into the hallway.

HALLWAY Single panel radiator to one wall. Wired for ceiling light and power point. Laminate flooring. Door off to all rooms.

CLOAKROOM Obscure glazed window. Fitted with a wash-hand basin and WC. Upright aluminium towel radiator. Fully tiled walls. Wired for ceiling light. Vinyl tile flooring.

LOUNGE

15' 8" x 10' 8" UPVC double glazed window overlooking the front with panel radiator fitted beneath. Adam style fireplace with hearth. Artex ceiling. Wired for ceiling light and a range of power points. TV point. Further panel radiator to rear wall. Laminated flooring as hallway.



STUDY/ DINING ROOM

15' 9" x 9' 3" Formerly the garage. Double glazed window overlooking the front. Purpose built-in cupboard with hanging space. Panel radiator to one wall. Artex ceiling. Wired for ceiling light and an abundance of power points. Quarry style ceramic tiled floor.

KITCHEN/ BREAKFAST ROOM

20' 3" x 8' 5" **Kitchen area** Double glazed window overlooking the rear with single drainer sink unit and mixer tap beneath. Fitted with a range of base and wall units with matching work surfaces over and a ceramic tiled surround incorporating a ceramic four ring hob with extractor unit over, Zanussi oven together with integral fridge and freezer. Plumbing for appliances. Wired for ceiling light and a range of power points. Tiled floor. Location of the Worcester Bosch Green Star gas fired boiler which serves the domestic hot water and the radiators **Breakfast area** Tiled floor as kitchen. Double panel radiator to one wall. Wired for ceiling light. Built-in book shelves. Double glazed French door leads out onto the rear garden



Staircase with fitted carpet leads to the first floor

**FIRST FLOOR
LANDING AREA**

Double glazed window with panel radiator beneath at the head of the stairs. Wired for light. Access into the loft space. Situation of the airing cupboard which houses the copper cylinder tank with shelving

BEDROOM NO 1

10' 4" x 10' 3" Double glazed window overlooking the front with single panel radiator fitted beneath. Book shelves. Deep built-in wardrobes with hanging space and storage. Wired for centre light and power points. Telephone point. Carpet cover.

BEDROOM NO 2

11' 8" reducing to 9' 8" x 9' 5" Double glazed window overlooking the rear. Single panel radiator to one wall. Wired for ceiling light and power points. Book shelves. Laminate flooring.

BEDROOM NO 3

10' 0" x 7' 6" Double glazed window to the front with single panel radiator beneath.. Artex ceiling. Wired for ceiling light and power points. Carpet cover

BEDROOM NO 4

9' 6" x 7' 11" Double glazed window overlooking the rear with single panel radiator fitted beneath. Wired for ceiling light and power points. Carpet cover

FAMILY BATHROOM

Obscure glazed window with roller blind to the side. Fitted with a modern suite in white comprising panel bath with Triton electric shower over and Perspex screen, wash-hand basin and WC. Single panel radiator. Towel rail. Two medicine cabinets. Artex ceiling. Wired for ceiling light. Vinyl tiled floor

EXTERNAL

To the front Driveway and small garden laid to lawn. Footpath leads around to the side with gate giving access to the rear

To the rear Low maintenance paved area. Conifer screen.



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 E

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 22nd June 2017

PROCEEDS OF CRIME ACT 2002

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