

**REF NO 924D**



**60 GLEBELAND PLACE**

**ST ATHAN CF62 4PR**

**TENURE : FREEHOLD**

**PRICE : £ 160,000**

**SITUATION & DESCRIPTION** This is a modern three bedroom end of link house situated on a corner plot in a residential area in St Athan village with local shops and a primary school within easy walking distance. The property is approximately three miles from Llantwit Major where there are rail links to Cardiff and Bridgend, shopping, educational and recreational facilities available. Bus services run to Llantwit Major, Bridgend, Barry and Cardiff whilst the M4 motorway is approximately twelve miles distant and Cardiff (Wales) airport is about three miles away. Elevations are of facing brick, hanging tile and spar dash render under a pitched roof with interlocking tiled cover. The property has the benefit of PVC rainwater goods, UPVC double glazed windows and doors and gas fired central heating by means of a combination boiler. Hardstanding for off road parking and gardens to front, side and rear. No onward chain.

**ACCOMMODATION** Approach by the rear via a UPVC door into the reception hall.

**RECEPTION HALL** Double panel radiator with individual thermostat. Wired for ceiling light. Laminate flooring. Under stairs storage cupboard.

**CLOAKROOM** Fitted with a wash-hand basin and WC with ceramic tiled surround. Tiled flooring.

**KITCHEN/  
BREAKFAST ROOM** 14' 0" x 9' 4" Window overlooking the rear garden with one and half bowl single drainer sink unit beneath. Fitted with a range of base and wall units with matching work surfaces over and a ceramic tiled surround. Breakfast bar. Plumbing for appliances. Wired for ceiling light and a range of power points. Plain plastered ceiling. Laminated flooring. Location of the wall mounted gas fired combination boiler which serves the domestic hot water and the radiators.

**LOUNGE/  
DINING ROOM**

18' 9" x 12' 6" maximum reducing to 10' 0". Leaded light windows overlooking the front. Two panel radiators. Coved and artex ceiling. Wired for two ceiling lights and power points. Laminated flooring.



**FRONT PORCH**

7' 0" x 5' 6" Double glazed patio sliding doors. Panel radiator. Plain plastered ceiling. Laminate flooring.

**FIRST FLOOR  
LANDING AREA**

Dogleg staircase leads to

Built in cupboard (formerly the airing cupboard). Panel radiator. Doors off to all rooms.

**BEDROOM NO 1**

15' 8" x 9' 4" maximum. Window overlooking the front with panel radiator beneath. Wired for ceiling light and power points. Built-in wardrobe. Carpet cover.

**BEDROOM NO 2**

12' 10" x 9' 0" Window overlooking the front with panel radiator beneath. Wired for ceiling light and power points. Carpet cover.

**BEDROOM NO 3**

8' 6" x 7' 3" excluding the door well. Window overlooking the rear. Wired for ceiling light and power points. Carpet cover.

**BATHROOM**

Obscure glazed window to the rear with roller blind. Fitted with a suite in white comprising panel bath with shower over and wash-hand basin. Medicine cabinet. Ceramic tiled walls.

**SEPARATE WC**

Obscure glazed window to the rear. Fitted with a low level WC.

**EXTERNAL**

**To the front** Approached by double opening gates to hardstanding for off road parking. Lawn area to the side screened by privet hedging.

**To the rear** Outbuilding and garden shed. Rear access gate



**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 11<sup>th</sup> June 2018

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