

ANTHONY BROWN LTD

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REF NO 902D



65 EAGLESWELL ROAD

LLANTWIT MAJOR CF61 2UE

TENURE : FREEHOLD

PRICE : £ 155,500

SITUATION & DESCRIPTION This is an exceptionally well maintained three bedroom end of link property first occupied in the mid 1970's situated in a residential area in Llantwit Major. The elevations are of render and facing brick under a pitched roof with interlocking tiled cover. The property has the benefit of double glazed windows and gas fired central heating and the rainwater goods are all of PVC. Garden to front and enclosed low maintenance rear garden. All window blinds and carpets as laid are to remain and are included in the purchase price. 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. No onward chain

ACCOMMODATION Approach via a UPVC obscure glazed door and side panel leading to the reception hall

RECEPTION HALL Panel radiator. Wired for ceiling light. Carpet cover. Fifteen panel glazed door leads into the inner hallway.

INNER HALLWAY Panel radiator. Staircase leads to first floor

LOUNGE 15' 0" x 14' 2" Window overlooking the front. Curtain fixtures and blinds. Location of the Baxi Bermuda teak finish gas fired boiler set on a hearth which serves the domestic hot water and the radiators. Coved and artex ceiling. Wired for ceiling light and a range of power points. TV point. Carpet cover.

**KITCHEN/
DINING ROOM**

14' 6" x 12' 6" Window overlooking the rear garden. Vertical blinds. Fitted with a good range of base and wall units incorporating a double bowl sink unit, New world gas hob and separate gas double oven and grill. Panel radiator to one wall. Twin fluorescent lighting and power points. Pantry cupboard. Carpet cover, Under stairs cupboard with light and plumbing for appliances (appliances available if required including a fridge/freezer)



REAR HALLWAY

Fifteen panel glazed door leads to the rear porch. Door to cloakroom

CLOAKROOM

Fitted with a wash-hand basin and WC with ceramic tiled surround

REAR PORCH

UPVC double glazed window. Access to the rear garden. Plain plastered ceiling. Wired for ceiling light. Access into the utility room.

UTILITY ROOM

Brick built with UPVC double glazed window to the side. Fitted cupboards and shelving. Light and power. Tumble dryer. Vinyl floor cover.

**FIRST FLOOR
LANDING AREA**

Staircase with hardwood hand rail and fitted carpet leads to

Wired for ceiling light and power point. Smoke detector. Access into the roof space via a pull down ladder which is partially boarded with power laid on. Situation of the airing cupboard with header tank.

BEDROOM NO 1

13' 9" x 9' 6" Window overlooking the front, Window blinds. Combed artex ceiling. Wired for ceiling light and power points. Panel radiator, Carpet cover

BEDROOM NO 2

11' 6" x 10' 6" Window overlooking the rear. Window blinds. Panel radiator. Wired for ceiling light and power points. Carpet cover. Built-in cupboard with hanging space and shelves.

BEDROOM NO 3

10' 4" x 6' 0" Window overlooking the front. Window blinds. Single panel radiator. Shelving. Carpet cover. Built-in wardrobe with hanging space.

BATHROOM

Good size bathroom fitted with a suite in white comprising panel bath with shower head over, wash-hand basin and WC. Ceramic tiled walls. Wall mirror. Ceiling lighting. Panel radiator. Towel rail

EXTERNAL

To the front Laid to lawn and bounded by mature shrubs. Concrete patterned block wall.

To the rear Enclosed low maintenance paved rear garden. Side access gate. Purpose built **workshop** with light and power. Timber pergola. Water laid on. Boundary wall.



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 15th August 2017

PROCEEDS OF CRIME ACT 2002

Anthony Brown Ltd is obliged to report any knowledge or suspicion of money laundering to NCIS – National Criminal Intelligence Service – and should such a report prove necessary are precluded from conducting any further professional work without consent from NCIS.