

ANTHONY BROWN LTD

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REF NO 880D



69 EAGLESWELL ROAD

LLANTWIT MAJOR CF61 2UE

TENURE : FREEHOLD

PRICE : £ 124,950

SITUATION & DESCRIPTION This is a three bedroom end of link house situated in a residential area close to all amenities in the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available. Rail and 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 spar dash render under a pitched roof with interlocking tiled cover. The property has the benefit of double glazed windows and gas fired central heating. No onward chain

ACCOMMODATION Approach via a hardwood door with glazed inset panels and glazed side panels leading to the entrance hall.

ENTRANCE HALL 5' 8" x 5' 4" Wired for centre light. Cloaks rack. Single panel radiator. Fitted carpet. Location of the service meters. Door leads into the lounge.

LOUNGE 16' 0" x 14' 2" maximum. Double glazed window overlooking the front. Coved and artex ceiling. Wired for light and power points. Smoke alarm. Single panel radiator to one wall. Situation of the Baxi Burmuda gas fired boiler which serves the domestic hot water and the central heating system. TV point. Carpet cover. Door leads to the kitchen and further door to staircase.

KITCHEN 14' 8" x 13' 10" maximum. Double glazed window with blind overlooking the rear and single drainer sink unit with tap beneath. Fitted with a range of base and wall units with matching work surfaces over incorporating a Belling four ring hob and oven with extractor over and a ceramic tile surround. Pantry cupboard. Coved and artex ceiling. Wired for strip light and centre light. Range of power points. Built-in cupboard. Single panel radiator to one wall. Vinyl cushion floor

REAR HALL

Door to cloakroom and outhouse

CLOAKROOM

Small obscure glazed window. Fitted with a wash-hand basin and WC with splashback tiles. Wired for ceiling light. Cushion vinyl floor

OUTHOUSE

Plumbing for appliances. Door leads out to the rear garden. Coal shed with shelving.



From the lounge carpeted staircase with mop stick handle leads to

**FIRST FLOOR
LANDING AREA**

Wired for ceiling light and power point. Smoke detector. Access into the roof space. Situation of the airing cupboard with shelving and houses the copper cylinder tank. Doors off to all rooms.

BEDROOM NO 1

13' 10" x 9' 6" Double glazed window overlooking the front with single panel radiator beneath. Coved and artex ceiling. Wired for centre light and power points. Carpet cover

BEDROOM NO 2

12' 8" x 11' 0" Double glazed window overlooking the rear with single panel radiator beneath. Artex ceiling. Wired for centre light and power points. Built-in storage cupboard with shelving. Carpet cover.

BEDROOM NO 3

10' 8" x 6' 6" Double glazed window overlooking the front and single panel radiator fitted beneath. Built-in storage cupboard with hanging space. Artex ceiling. Wired for ceiling light and power point. Carpet cover.

BATHROOM

Obscure glazed window with roller blind to the rear. Fitted with a suite comprising panel bath with a 'Redring' electric shower over and curtain screen, wash-hand basin and WC. Tiling to walls. Single panel radiator. Wired for light.

EXTERNAL

To the front Low maintenance. Pathway to front entrance door. Boundary wall.

To the rear Boundary wall. Low maintenance patio area. 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 8th February 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.