

ANTHONY BROWN LTD

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REF NO 903D



6A CEDAR ROAD

ST ATHAN CF62 4JT

TENURE: FREEHOLD

PRICE : £215,000

SITUATION & DESCRIPTION This is a modern four bedroom semi-detached house with garage first occupied in April 2004 situated in a residential area one mile from the village of St Athan and close to the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available. Bus services run to Llantwit Major, Barry, Cardiff and Bridgend whilst the M4 motorway is approximately ten miles distant and Cardiff (Wales) Airport is about four miles away. Rail links at Llantwit Major and Rhoose. The property is of traditional cavity wall construction with elevations of facing brick under a pitched roof with a concrete tile cover and has the benefit of UPVC double glazed windows, PVC rainwater goods and gas fired central heating by way of a combination boiler. Well laid gardens to front and rear.

ACCOMMODATION Approach via a pathway leading to the front UPVC door leading into the reception hall.

RECEPTION HALL Wired for centre light. Single panel radiator. Doors leading to living room and cloakroom.

CLOAKROOM Single obscure glazed window to front. Wired for centre light. Panel radiator. Low level W/C and wash hand basin. Vinyl flooring.

LIVING ROOM 12' 7" x 11' 8" double glazed window to the front with a double panel radiator fitted beneath. Wired for centre light and power points. Carpet cover through to stairs to first floor and dining area.



DINING ROOM

11'11" x 10' 1" double glazed French doors to the rear garden. Double panel radiator. Wired for centre light and power points. Carpet cover through from lounge.

KITCHEN

11' 9" x 11' 6" double glazed window overlooking the rear with one and a half bowl single drainer sink unit and mixer tap over. Fitted with a range of base and wall units with matching work surfaces over and a ceramic tiled surround incorporating an induction hob and electric oven with extractor fan over. Plumbing for appliances. Wired for centre light and a range of power points. Vinyl flooring. Double glazed door leads to the rear garden.



Staircase with fitted carpet leads to:

FIRST FLOOR LANDING AREA

Doors to bedrooms and bathroom. Wired for light and power point. Carpet cover.

BEDROOM NO 1

10' 10" x 10' 4" Double glazed window to the front with single panel radiator fitted beneath. Wired for centre light and power points. Carpet cover.

ENSUITE

8' 5" x 3'5" Wired for centre light. Fitted with a shower unit, wash hand basin and W/C. Radiator to one wall. Vinyl flooring.

- BEDROOM NO 2** 11' 5" x 11' 4" Window overlooking the rear with panel radiator fitted beneath. Wired for light and power points. Carpet cover.
- BEDROOM NO 3** 10' 7" x 9' 7" Window overlooking the rear with panel radiator fitted beneath. Wired for light and power points. Carpet cover.
- BEDROOM NO 4** 11' 4" x 8' 2" Window overlooking the front with panel radiator fitted beneath. Wired for light and power points. Carpet cover.
- BATHROOM** Obscure window to the side. Wired for centre light and power point. Radiator. Fitted with a modern suite in white comprising panelled bath, wash hand basin set in a vanity unit and a low level W/C. Vinyl Flooring.
- GARAGE** 9' 1" x 17' 3" Integral garage. Wired for light and power. Electrically operated up and over door.



- EXTERNAL** **To the front** Block paved drive for two cars and giving access to garage. Paved path to front door and side laid to low maintenance gravel.
- To the rear** Block paved patio. Lawn area. Wooden panelled fence encloses the garden.
- SERVICES** Mains – Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulations.
- VIEWING** Viewings by appointment with the Agent as above.
- LOCAL AUTHORITY** Vale of Glamorgan Council, Civic Offices, Holton Road, Barry
- COUNCIL TAX BAND** D

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 17th 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.