

ANTHONY BROWN LTD

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REF NO 811D



87 EAGLESWELL ROAD

LLANTWIT MAJOR CF61 2UE

TENURE: FREEHOLD

PRICE : £115,000

SITUATION & DESCRIPTION This is a two storey end of terrace three bedroom dwelling 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, Bridgend and Cardiff whilst the M4 motorway is approximately nine miles distant and Cardiff Wales Airport is about seven miles away. The property is of traditional cavity wall construction with elevations of facing brick under an interlocking tile roof. PVC rainwater goods. Gas fired central heating has been installed and the windows and doors are UPVC double glazed. **No chain.**

ACCOMMODATION

The property is approached by an obscure glass double glazed UPVC door with side panel leading into:

RECEPTION HALL

Wired for centre light. Single panel radiator to one wall. Cloaks rack. Fitted carpet to hall, stairs and landing. Location of the Honeywell central heating thermostat.

LIVING ROOM

14' 6" x 13' 10" maximum. UPVC double glazed window overlooking the front. Coved, artex ceiling and wired for centre light with fan. Reconstituted stone fireplace with wood mantle and tiled hearth incorporating a gas fire which is independent of the central heating system. Power points. TV point. Two single panel radiators in this room. Carpet cover.



KITCHEN/BREAKFAST ROOM

14' 0" x 11' 8" UPVC double glazed window overlooking the rear garden with a one and a half bowl sink unit with mixer tap fitted beneath. Fitted with a range of base and wall units with work surfaces over and ceramic tiled surround. Plumbed for appliances. Power points. Free standing Canon gas cooker. Understairs cloaks/cupboard with power laid on. Location of the Worcester Bosch central heating boiler which serves both the domestic hot water and central heating system Vinyl flooring.



REAR HALL

Access to the rear garden via a UPVC door with obscure glazed panel. Door to:

CLOAKROOM/WC

Fitted with WC and a wash hand basin with tile splash back. Wired for centre light. Obscure glazed window to the rear. Tiled flooring.

Staircase with carpet cover leads to

FIRST FLOOR LANDING AREA

Situation of the airing cupboard with shelving. Wired for centre light. Access into loft space. Carpet cover.

BEDROOM ONE

12' 3" x 10' 5" reducing to 8' 5" UPVC Double glazed window to the rear. Single panel radiator to one wall. Wired for light and power points. Built in cupboard. Carpet cover.

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| BEDROOM TWO | 14' 1" x 11' 1" maximum. UPVC double glazed window overlooking the front. Wired for centre light and power points. Single panel radiator to one wall. Carpet cover. |
| BEDROOM THREE | 8' 6" x 6' 8" UPVC double glazed window overlooking front. Single panel radiator to one wall. Wired for centre light and power points. Vinyl floor. |
| BATHROOM | UPVC double glazed obscure glass window overlooking the rear. Fitted with a coloured bathroom suite comprising of a bath with shower over and screen, wash hand basin and WC. Ceramic tiled. Fully tiled wall behind bath and one wall part tiled. Double panel radiator. Tiled floor. |
| EXTERNAL | To the front – Open plan low maintenance garden laid with chipping. Pathway leading to front door. To the rear. – Low maintenance garden – paved. Garden shed. Bounded by brick walling. Water laid on. Rear gate access to parking beyond. |
| SERVICES | Mains -Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulation. |
| VIEWING | At any reasonable time. Strictly by appointment with the Agent as above. |
| LOCAL AUTHORITY | Vale of Glamorgan Borough 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: 16th March 2015

PROCEED OF CRIME ACT 2002

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