

ANTHONY BROWN ESTATE AGENTS LTD

Telephone: 01446 792723

REF NO 942D



87 EAGLESWELL ROAD

LLANTWIT MAJOR CF61 2UE

TENURE: FREEHOLD

PRICE : £152,500

SITUATION & DESCRIPTION This is a modern, two storey, three bedroom end of terrace house situated in a residential area close to all amenities in Llantwit Major. The property is of traditional cavity wall construction with elevations of facing brick under an interlocking tile roof. PVC external rainwater goods. UPVC double glazed windows and doors. Gas fired central heating and a re-furbished kitchen. New radiators fitted throughout. The town of Llantwit Major 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.

ACCOMMODATION 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. Laminate flooring to hall, carpet to stairs and landing. Location of the Hive central heating thermostat.

LIVING ROOM 14' 6" x 13' 10" maximum. UPVC double glazed window overlooking the front Ceiling wired for centre light with fan. Hearth incorporating an electric fire which is independent of the central heating system. Power points. TV point. One large double panel convector radiator in this room. Laminate flooring.



KITCHEN/BREAKFAST ROOM

14' 0" x 11' 8" Window overlooking the rear garden with bowl sink unit and mixer tap. Modern, recently fitted kitchen with a range of base and wall units with work surfaces over. Plumbed for appliances. Power points. Hob and oven. Under-stairs cloaks/cupboard with power laid on.

REAR HALL

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

CLOAKROOM/WC

Fitted with WC and a wash hand basin. 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 which houses the Greenstar Worcester Bosch combination boiler. Lighting. Carpet cover.

BEDROOM ONE

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



BEDROOM TWO

14' 1" x 11' 1" maximum. 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" Window overlooking front. Single panel radiator to one wall. Wired for centre light and power points.

BATHROOM

Double glazed obscure glass window overlooking the rear. Fitted with a modern bathroom suite comprising of a bath with Triton shower over and curtain, 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 – part paved part decking area. 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: 20th November 2018

PROCEED OF CRIME ACT 2002

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