

ANTHONY BROWN ESTATE AGENTS LTD

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REF NO 882D



9 EURGAN CLOSE

LLANTWIT MAJOR CF61 1QY

TENURE : FREEHOLD

PRICE : £ 210,000

SITUATION & DESCRIPTION This is a modern three bedroom semi-detached house with attached garage situated in a cul-de-sac in a residential area in the south side of 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 facing brick with some spar dashed render under a pitched roof with interlocking concrete tiled cover. The property has the benefit of cavity wall insulation, gas fired central heating and the windows and doors are UPVC double glazed. All fascias and soffits were replaced in PVC in October 2016. Driveway and gardens to front and rear.

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

RECEPTION HALL Staircase with carpet cover leads to first floor. Laminated flooring. Wired for light. Smoke detector. Boxed-in double panel radiator with shelf.

LOUNGE 13' 8" x 12' 2" UPVC double glazed window overlooking the front with double panel radiator fitted beneath. Coved and artex ceiling. Wired for centre light and power points. Under stairs storage cupboard and further small storage cupboard which houses the service meters. Laminate flooring. Wood framed fifteen panel glazed doors lead to

DINING ROOM 10' 1" x 8' 2" UPVC double glazed window with roller blind overlooking the rear and single panel radiator beneath. Wired for ceiling light and power points. Laminate flooring. Door leads into the kitchen.

KITCHEN

10' 5" x 7' 4" UPVC double glazed window overlooking the side and single drainer sink unit with mixer tap fitted beneath. Fitted with a range of modern base and wall units with matching work surfaces over and a ceramic tiled surround. Fitted oven with ceramic hob over. Coved and plain plastered ceiling. Wired for ceiling light and a range of power points. Plumbing for appliances. Tiled floor. Door leads out to the rear garden.



FIRST FLOOR LANDING AREA

Staircase with fitted carpet leads to

Window overlooking the side. Wired for ceiling light. Access into the loft space. Doors off to all rooms.

BEDROOM NO 1

13' 2" x 9' 0" excluding the built-in wardrobes. Window overlooking the front with single panel radiator beneath. Wired for centre light and power points. Coved and artex ceiling. Double built-in wardrobe with louvre doors. Carpet cover.

BEDROOM NO 2

9' 6" x 9' 2" Window overlooking the rear with single panel radiator beneath. Coved and artex ceiling. Wired for centre light and power points. Location of the airing cupboard with copper cylinder tank and central heating programmer. Carpet cover.

BEDROOM NO 3

9' 9" x 6' 6" 'L' shaped maximum. Window to the front with single panel radiator beneath. Coved and artex ceiling. Wired for centre light and power point. Built-in wardrobe with hanging space. Carpet cover.

**BATHROOM/
SHOWER ROOM**

Obscure glazed window to the rear. Artex ceiling. Wired for centre light. Fitted with a modern suite comprising a 'P' shaped bath with perspex screen and 'Mira' electric shower fitted over, wash-hand basin and WC. Ceramic tiled walls to full height. Upright radiator. Towel rail. Vinyl floor.

EXTERNAL

To the front Established garden laid with borders and shrubs. Driveway leads to attached garage.

To the rear Paved patio area. Bounded by wall and border fencing. Laid to lawn. Mature shrubs. Garden shed.

GARAGE

18' 6" x 7' 10" Single car garage with Up and Over door. Power laid on. Location of the 'Thorn Apollo' gas fired boiler which serves the domestic hot water and the radiators. Personal glazed door to the rear. Water laid on.

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 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 22nd 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.