

ANTHONY BROWN LTD

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REF NO 733D



9 PANTYCELYN PLACE

ST ATHAN VILLAGE CF62 4PS

TENURE : FREEHOLD

PRICE : £ 100,000

SITUATION & DESCRIPTION This is a three bedroom semi-detached house situated in a residential area in the village of St Athan where there are local shops and a school within walking distance and approximately three miles from the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available. Bus services run to Barry, Cardiff and Bridgend whilst the M4 motorway is approximately nine miles distant and Cardiff (Wales) Airport is about three miles away. Rail links in Llantwit Major and Rhoose. The property has the benefit of UPVC double glazed windows and gas fired central heating. Driveway and good size gardens to front and rear

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

RECEPTION HALL Staircase leads to first floor. Single panel radiator. Artex ceiling. Wired for ceiling light. Doors off to all rooms.

LOUNGE/DINER 23' 0" x 11' 0" **Dining area** UPVC double glazed window overlooking the rear garden. Wired for centre light and power points. Single panel radiator.
Lounge area Window overlooking the rear garden with double panel radiator fitted beneath. Fireplace with hearth and surround which incorporates the gas central heating boiler which serves the domestic hot water and the radiators. Adjoining the fireplace is a cupboard which houses the central heating programmer. Wired for light and power points.

**KITCHEN/
BREAKFAST ROOM**

15' 0" x 7' 0" UPVC double glazed window overlooking the front with single drainer sink unit beneath. Fitted with a range of base and wall units with matching work surfaces over and tiled surround. Single panel radiator. Wired for light and power points. Understairs storage cupboard. Door leads out to the side entrance.



**FIRST FLOOR
LANDING AREA**

Staircase leads to

UPVC double glazed window overlooking the front. Single panel radiator. Access into the loft space by way of a pull down ladder.

BEDROOM NO 1

12' 8" x 11' 0" Window overlooking the rear garden. Wired for ceiling light and power points. Telephone point. Built-in wardrobe. Single panel radiator to one wall.

BEDROOM NO 2

12' 0" x 11' 0" Window overlooking the rear. Wired for ceiling light and power points. Situation of the airing cupboard with copper cylinder tank.

BEDROOM NO 3

10' 6" x 6' 9" maximum. Window overlooking the front. Wired for ceiling light, wall light and power points. Single panel radiator to one wall. Built-in wardrobe with shelving.

BATHROOM

Fitted with a modern suite comprising panel bath with shower and screen over, wash-hand basin and WC. Ceramic tiled walls. Single panel radiator.

EXTERNAL

To the front Approached via double gates onto a driveway and parking area. Privet screen hedging. Laid to patio with borders. Coach light. Footpath leads to the side entrance porch.

To the rear Outbuilding consists of utility room and separate WC. Established garden with lawn area and patio. Vegetable and flower garden. Privet hedge. Screen to one side with concrete walling. External lighting.

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 14th October 2013

PROCEEDS OF CRIME ACT 2002

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