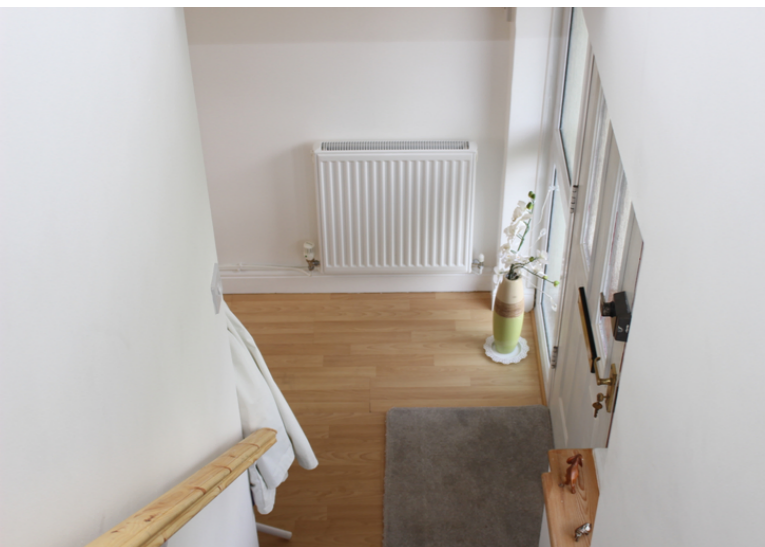




41 Eagle Road, Vale of Glamorgan, CF62 4NR

£149,995



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SPACIOUS TWO BEDROOM PROPERTY WITH GENEROUS GARDEN. The property is well maintained with recent upgrades to the central heating system, bathroom and general decoration, the property also benefits from UPVC double glazing. Ground floor is entrance, lounge and kitchen, first floor is two double bedrooms and family bathroom. EPC Rating- E (An updated heating system has been installed, since the last energy report).

GROUND FLOOR

Front Entrance

Enter via a double glazed door with side panels into entrance area, wood frame with glass panel door to lounge, carpeted stairs to first floor level.

Lounge

14' 8" x 14' 4" (4.47m x 4.37m)

UPVC double glazed window to the rear.

Laminate flooring, radiator, power pints and ceiling light. Open plan design to the kitchen.

Kitchen/diner

7' 2" x 10' (2.18m x 3.05m)

UPVC double glazed door to the rear and doorway to the front. Range of base and wall unite with fixed worktop over. Electric oven and hob with extractor fan over.

Plumbed for washing machine.

Dining Area

7' 2" x 6' 9" (2.18m x 2.06m)

Continuation of the tiled flooring, ceiling lights and power points, space for table and chairs and newly fitted uPVC French doors to the rear garden.

FIRST FLOOR

Landing

Carpeted stairs and landing area with window to the front, airing cupboard with storage space, wired for ceiling light and doors leading to bedrooms and bathroom.

Bedroom 1

14' 7" x 8' 10" (4.45m x 2.69m)

UPVC double glazed window to the rear. Fitted cupboards, fitted carpet, radiator, power points and ceiling lights.

Bedroom 2

12' 11" x 9' (3.94m x 2.74m)

UPVC double glazed window to the rear. Fitted cupboard, fitted carpet, radiator, power points and ceiling lights.

Bathroom

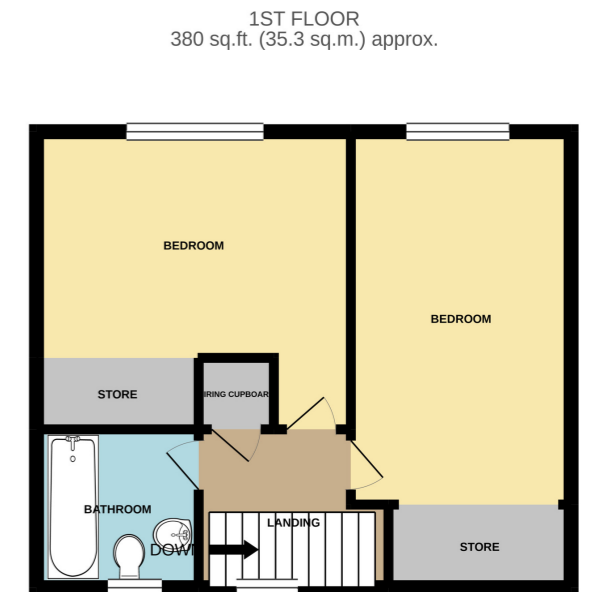
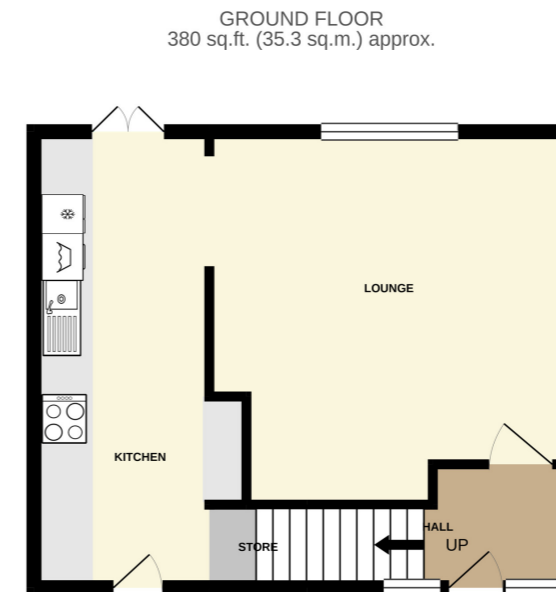
Panel enclosed bath with shower fitting over. Loe level WC. Wash hand basin and pedestal. Tiled flooring,.

EXTERNAL

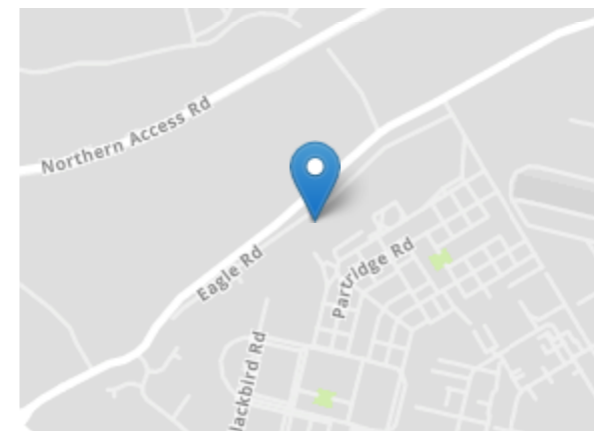
Garden

To the front: open plan with a lawned area, path leading to the front and rear doors where there is a brick built storage shed to one side. There is also allocated parking.

To the rear: Patio area to the front, with good size lawned area with path and access gate to the rear.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROCEEDS OF CRIME ACT 2002: Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.