



4 Percy Smith Road, Boverton, Llantwit Major, CF61 1GW

£210,000



1 Pound Field, Llantwit Major, Vale Of Glamorgan, CF61 1DL

Tel No 01446 794433. E-Mail [info@brightermoves.co.uk](mailto:info@brightermoves.co.uk)

Web [www.brightermoves.co.uk](http://www.brightermoves.co.uk)



THREE BEDROOM TERRACED PROPERTY located in a quiet cul-de-sac location in Boverton within easy reach of all local amenities, schools, train station and the Vale Heritage Coastline. The property is briefly comprising; Entrance hallway, Lounge and Kitchen/Diner to the ground floor with Three Bedrooms and a Family Bathroom to the first floor. The property additionally benefits from a fully enclosed rear garden, a garage located in a block and an allocated parking space.

## GROUND FLOOR

### Entrance Porch

The property is entered via a modern composite front door with glazed side panels into the Entrance Porch. Door leading into the Lounge. Carpeted flooring.

### Lounge

14' 8" x 13' 8" (4.47m x 4.17m)

A good-sized Lounge with a window overlooking the front garden. Enclosed carpeted stairs lead to the first floor. Door leading into kitchen/diner. Radiator, carpeted floor, ceiling light and power.

### Kitchen/Diner

14' 11" x 9' 5" (4.55m x 2.87m)

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Integrated electric oven with gas hob and extractor fan over. Space and plumbing for white goods. Space for dining table and chairs. uPVC window and door out to the rear. Vinyl flooring, ceiling light and power.

## FIRST FLOOR

### Landing

Carpeted stairs to the landing with doors leading into all bedrooms and family bathroom. Location of loft access via a pull-down loft ladder.

### Bedroom One

10' 10" x 8' 3" (3.30m x 2.51m)

uPVC window overlooking the front. Fitted wardrobe, radiator, carpeted flooring, ceiling light and power.

### Bedroom Two

9' 3" x 7' 7" (2.82m x 2.31m)

uPVC window overlooking the rear. Fitted wardrobe, radiator, carpeted flooring, ceiling light and power.

### Bedroom Three

8' 3" x 6' 2" (2.51m x 1.88m)

uPVC window overlooking the front. Radiator, carpeted flooring, ceiling light and power.

### Bathroom

Fitted with a low level wc, wash hand basin set into a modern vanity unit and a walk-in glass shower cubicle, fully tiled. Radiator, ceiling light, vinyl flooring. Opaque window to the rear.

## EXTERNAL

### Gardens

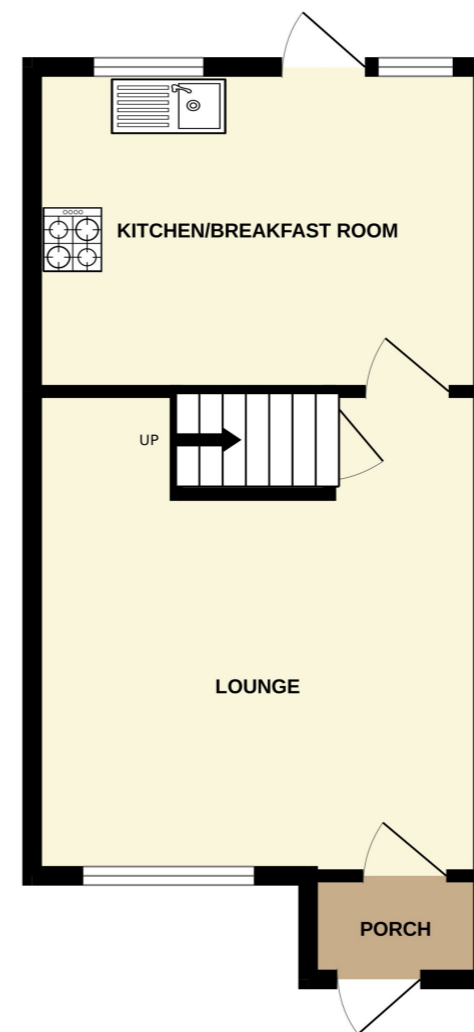
The front of the property is approached via block paved driveway providing off road parking.

To the rear is a split-level fully enclosed garden with decked area for garden furniture and patio area planted with mature planting of trees and plants. Outside tap and external electric. Gated rear access via a small, private pathway leading to the garage.

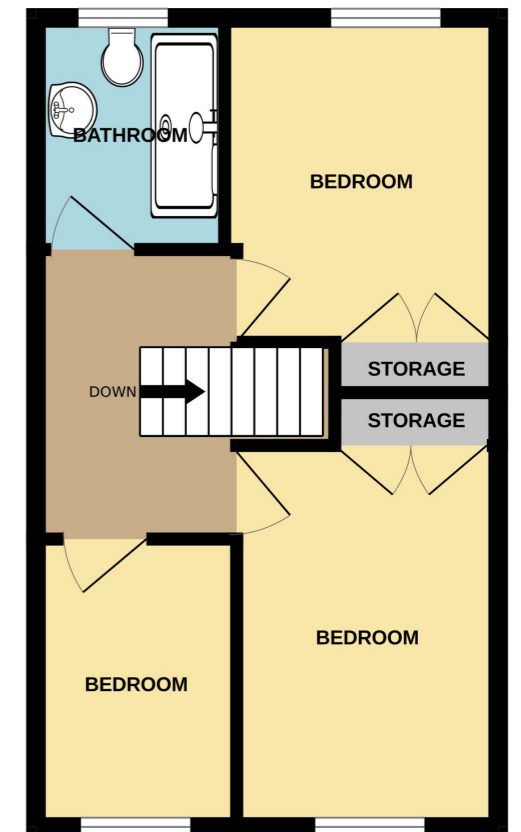
### Garage

Fitted with an up and over door. Located in a block to the right of the property. White Door. Allocated parking space opposite.

GROUND FLOOR  
347 sq.ft. (32.2 sq.m.) approx.

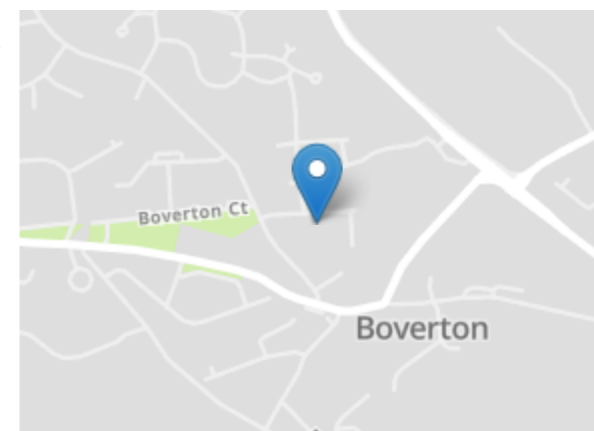


1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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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