



30 Bedford Rise, Llantwit Major, Vale of Glamorgan, CF61 2UP

£195,000



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THREE BEDROOM SEMI-DETACHED PROPERTY located in Boverton, Llantwit Major within walking distance to the town centre, train station, schools and local amenities. Solar panels on a south facing roof. The property is briefly comprising; entrance hallway, lounge, kitchen and cloakroom to the ground floor with three bedrooms and a family bathroom to the first floor. The property additionally benefits from uPVC double glazing throughout and gas central heating. NO CHAIN. Council Tax Band C.

GROUND FLOOR

Hallway

Enter the property via uPVC front door into the hallway with stairs leading to the first floor level and doors leading into lounge, kitchen and cloakroom. Radiator, ceiling light and power.

Lounge

5.8m x 3.6m (19' 0" x 11' 10")
uPVC window to the front of the property. Gas fire with wooden surround and hearth. Radiator, laminate flooring, ceiling light and power.

Kitchen

4.00m x 2.65m (13' 1" x 8' 8")
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 oven and gas hob with extractor hood. Built-in fridge/freezer. Space and plumbing washing machine. uPVC window and door to the rear of the property. Radiator, vinyl flooring, ceiling light and power.

Cloakroom

Fitted with a wash hand basin and low level w.c.

FIRST FLOOR

Landing

Carpeted stairs lead to the first floor level with doors leading into all bedrooms and family bathroom. Location of airing cupboard. Ceiling light and power.

Bedroom One

3.56m x 3.10m (11' 8" x 10' 2")
uPVC double glazed window to the front.
Laminated flooring, radiator, ceiling light and power and storage cupboard.

Bedroom Two

3.98m x 2.60m (13' 1" x 8' 6")
uPVC double glazed window to the rear. Laminated flooring, radiator, ceiling light and power.

Bedroom Three

2.50m x 2.48m (8' 2" x 8' 2")
uPVC double glazed window to the front. Fitted carpet, radiator, ceiling light and power.

Bathroom

Fitted with a two piece suite comprising; pedestal wash hand basin and panelled bath with shower over. Vinyl flooring, radiator, and ceiling light. uPVC Opaque window.

W.C.

Fitted with low level w.c. uPVC Opaque window.

EXTERNAL

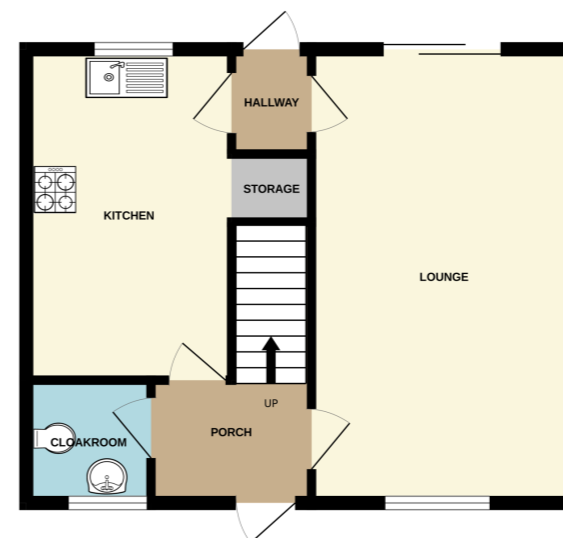
Garden

To the front of the property is enclosed by stone block wall with pathway leading to the front door with garden mainly laid to lawn with some mature planting.

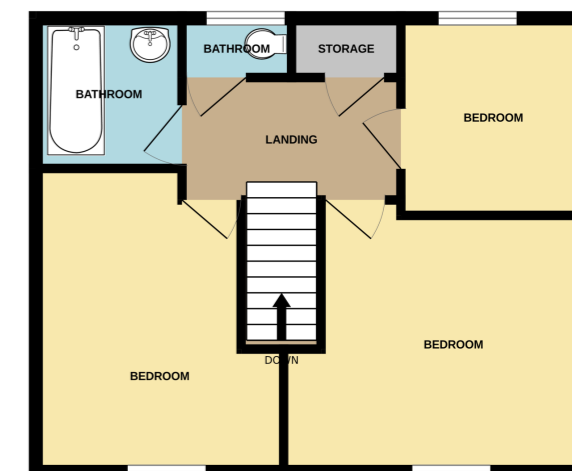
To the rear is a fully enclosed garden mainly laid to lawn with borders of mature planting and patio area for garden furniture. Gated rear access.

Wooden shed and brick built shed.

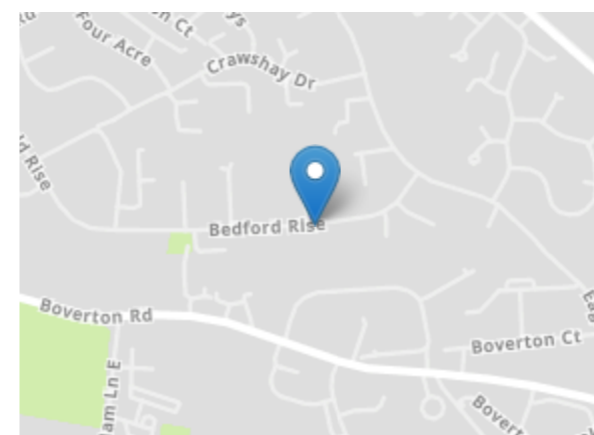
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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