



27 Cardigan Crescent, Boverton, Llantwit Major, CF61 2GP

£325,000



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FOUR BEDROOM DETACHED PROPERTY offering a generous 56 SQM's of ground floor living space. A recently renovated garage gives this property a ground floor bedroom with en-suite or second reception room, offering the potential of ground floor living. The property is modern, light and well presented, it has a well proportioned plot size and space to the side for storage sheds. The ground floor is porch, bedroom/second reception, en-suite, kitchen and conservatory, the first floor has three bedrooms and family bathroom. Council tax-D. EPC-D, Living space is Approximately 86 SQM.

GROUND FLOOR

Entrance Hall

uPVC double glazed front door to inner porch. Doorway to lounge and to fourth bedroom/second reception room. Small window to the side.

Lounge

5.85m x 3.97m (19' 2" x 13' 0")
Open plan living area. uPVC double glazed window to the front, patio doors into the conservatory. Doors leading into garden and kitchen, carpeted stairs to the first floor level. Fitted carpet, radiator, ceiling light and power.

Conservatory

3.56m x 2.56m (11' 8" x 8' 5")
Conservatory with French doors opening to the side and opening windows. Tiled flooring, ceiling light and power points.

Kitchen

2.86m x 2.51m (9' 5" x 8' 3")
Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Electric cooker with gas hob and extractor fan over. Stainless steel bowl and drainer with mixer tap over. Space and plumbing for white goods. uPVC window to the rear. Wood effect flooring, ceiling light and power.

Bedroom Four/Second Reception

3.92m x 2.45m (12' 10" x 8' 0")
uPVC double glazed window to the front. Fitted carpet, radiator, power points and doorway to the En Suite.

En-Suite

2.50m x 0.9m (8' 2" x 2' 11")
Walk in shower cubicle, low level WC. Wash hand basin in vanity unit. Tiled flooring, tiled to splash back, mains extractor fan.

FIRST FLOOR

Landing

Carpeted stairs and landing area. Wired for ceiling light and powerpoint. Doors to the bedrooms and bathroom. Loft access with ladder to loft space with boarding and electric supply.

Bedroom One

3.97m x 3.63m (13' 0" x 11' 11")
uPVC window overlooking the front. Built-in double wardrobes. Carpeted flooring, radiator, ceiling light and power.

Bedroom Two

8' 2" x 9' 10" (2.50m x 3.00m)
Window overlooking the rear. Location of the cupboard housing Combi Boiler and separate storage cupboard. Carpeted flooring, radiator, ceiling light and power.

Bedroom Three

2.77m x 2.52m (9' 1" x 8' 3")
uPVC window overlooking the front. Carpeted flooring, radiator, ceiling light and power.

Bathroom

2.50m x 2.22m (8' 2" x 7' 3")
Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin, bath with tiled side panel and shower over. uPVC obscure window to the rear of the property. Radiator and ceiling light.

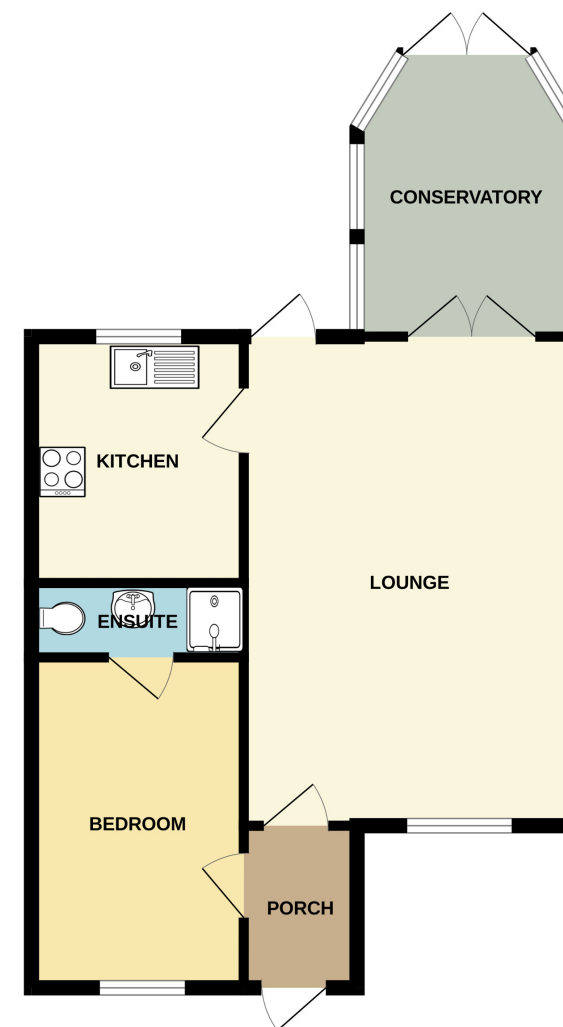
EXTERNAL

Garden

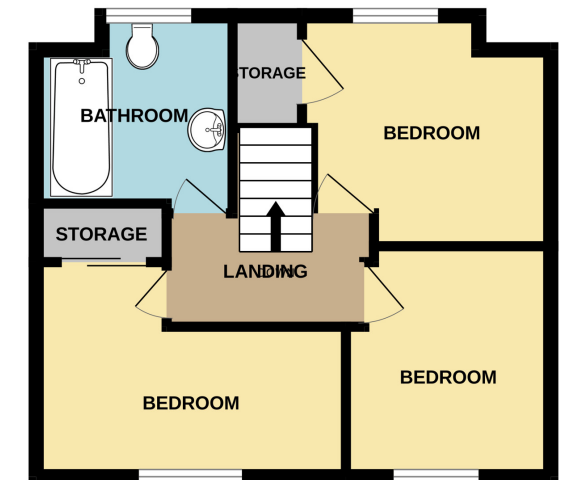
To the front is a brick paved driveway with lawned area to the side. Gated rear access.

To the rear is a fully enclosed garden planted with mature shrubs and trees with a mixture of patio area providing space for garden furniture and lawn. Shed to remain and space at the side of the property (storage area).

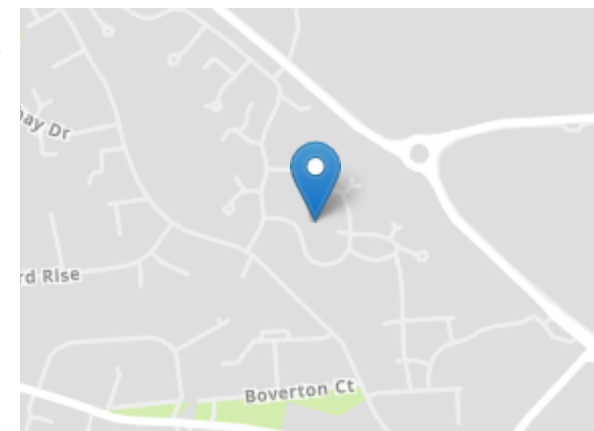
GROUND FLOOR
565 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	