



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

Offers over £300,000



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)





RECENTLY RENOVATED, THREE BEDROOM DETACHED PROPERTY located in Boverton. Recent updates include, new windows, heating, log burner, solar panels and battery, Llantwit Major within close proximity to all local amenities, schools and train station. The property is comprising, hallway, lounge, second reception, kitchen to the ground floor with three bedrooms and family bathroom to the first floor level. Externally the property benefits from a fully enclosed garden to the rear. Garage and driveway providing parking for multiple vehicles. Council Tax Band E. Approximately 93 Square meters or 1001 Square foot of living space.

GROUND FLOOR

Entrance Hallway

uPVC front door leading into internal porch. Tiled floor and window to the side. Doorway to the lounge.

Lounge

5.84m x 3.96m (19' 2" x 13' 0")  
uPVC windows to the front and rear with uPVC door leading out to the rear. Carpeted stairs leading to the first floor level. Log burner set on stone hearth. Door leading into kitchen and second reception room. Radiator, ceiling light and power.

Second Reception Room

3.28m x 2.49m (10' 9" x 8' 2")  
uPVC window to the front. Raditator, ceiling light and power.

Kitchen

3.92m x 2.51m (12' 10" x 8' 3")  
uPVC window to the rear. Fitted with a range of base and wall units with contrasting work surfaces over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for white goods. Location of wall mounted boiler.

FIRST FLOOR

Landing

Doors leading to all bedrooms and family bathroom.

Bedroom One

4.01m x 3.73m (13' 2" x 12' 3")  
uPVC window to the front. Radiator, ceiling light and power.

Bedroom Two

2.97m x 2.49m (9' 9" x 8' 2")  
uPVC window to the rear. Location of airing cupboard. Radiator, ceiling light and power.

Bedroom Three

2.82m x 2.59m (9' 3" x 8' 6")  
uPVC window to the front. Radiator, ceiling light and power.

Bathroom

2.54m x 2.29m (8' 4" x 7' 6")  
Three piece suit comprising; low level WC, pedestal wash hand basin and panelled bath with shower over. uPVC opaque window to the rear. Radiator, ceiling light.

EXTERNAL

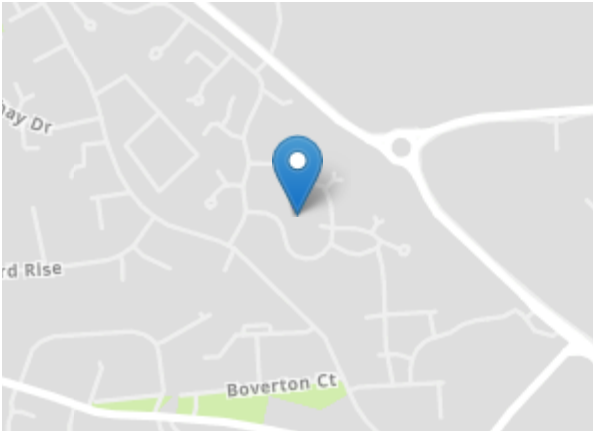
Garden

To the front is an open plan aspect with driveway providing parking for multiple vehicles, gated side access.

To the rear is a fully enclosed garden with a mixture of patio, grass and planting and seating areas. Enclosed by block wall.

Garage

Fitted with an up and over door, electric supply and doorway to the garden.



**MIS REPRESENTATION ACT 1967:** These Particulars Are For Guidance Only And Their Accuracy Is Not Guaranteed And Neither Do They Form Part Of Any Other Or Contract.  
**PROPERTY MIS DESCRIPTION ACT 1991:** All Reasonable Steps Have Been Taken To Ensure That These Particulars Do Not Contain Any Error, Mistake Or Misdescription, As Described By The Property Misdescription Act.  
**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.

