



4 Cae Brewis, Boverton, Llantwit Major, CF61 2AU

£406,500



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AN IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE, on a corner plot in a popular location within walking distance from Boverton and Llantwit Major Town. Built in 2019, the property is particularly well presented with the accommodation compromising of entrance hallway with cloakroom, sitting room, dining room/study and a sizable kitchen/family room. Upstairs there are four good sized bedrooms, a family bathroom and an ensuite bathroom in the master bedroom. Walled garden to the rear with private driveway leading to the detached garage. The property benefit from all modern standards of insulation and is sold with the remainder of the original 10 year NHBC guarantee. Approximately 135 Sqm of living Space. EPC -B

## Ground Floor

### Entrance Hallway

1.85m x 4.57m (6' 1" x 15' 0") The property is entered via composite front door with decorative glazed panel. Rustic oak Herringbone wood effect flooring. Useful understairs cupboard. Generous storage cupboard ideal for coats and shoes. Stairway to first floor. Communicating doors to all ground floor rooms.

### Living Room

3.12m x 5.18m x 0.30m (10'3 x 17 x 1 ) - Upvc double glazed window overlooking front aspect. Fully glazed French doors to dining area, Carpeted flooring, radiator and pendant ceiling lights.

### Reception 2/Study

3.00m x 3.35m (9'10 x 11'0) - Double aspect windows to front and side. Carpeted flooring, radiator and pendant ceiling light.

### Cloakroom

Suite in white comprising low level, dual flush WC and corner wash hand basin with tiled splashbacks. Continuation of Herringbone flooring. Pendant ceiling light, radiator and extractor.

### Kitchen

4.6 x 4.6 (max) (15'1" x 15'1" (max)) - A modern, well fitted kitchen with an extensive range of matching wall and base units finished in cream gloss with wood effect work surfaces and matching upstands. Features include 1.5 bowl stainless steel sink unit with mixer tap. Built in fridge/freezer with decor panel. Built under dishwasher with decor panel. Built in washing machine with decor door to front. Inset eye level electric oven. Inset four ring stainless steel gas hob with glass splash back and stainless steel filter over. Cabinet containing wall mounted mains gas fired combi boiler. Matching bespoke island offering extra worktop and cupboard space and overhang for breakfast bar style seating. Outlook on three sides and open plan design to the dining room. Continuation of Herringbone wood effect flooring. Radiator. Feature drop lighting over Island.

### Dining Room

3.39m x 2.5m (11' 1" x 8' 2")  
Patio doors to the rear, two sky roof lanterns, continuation of Herringbone wood effect flooring, radiator and power points.

## First Floor

### Landing

3.02m x 1.93m (9'11 x 6'4) - Spacious landing with window overlooking rear garden. Access to roof storage space. Carpeted flooring. and pendant ceiling lights.

### Master Suite Bedroom One

4.06m x 3.10m (13'4 x 10'2) - Enjoying a double aspect with windows overlooking rear garden and to the side. Full width fronted fitted wardrobes, radiator, carpeted flooring and pendant ceiling light. Door to En suite.

### En Suite

1.19m x 2.03m (3'11 x 6'8) - Luxury modern suite in white comprising low level, dual flush WC. Pedestal wash hand basin. with tiled splashback. Shower enclosure tiled internally and fitted with wall mounted electric shower. Wood effect flooring. Opaque glazed window. Radiator.

### Bedroom Two

4.55m x 2.69m (14'11 x 8'10) - Double aspect with windows to front and side. Fitted wardrobes with sliding doors, radiator, carpeted flooring and pendant ceiling light.

### Bedroom Three

3.73m x 2.82m (12'3 x 9'3) - Window to front. Carpet floor. Fitted wardrobes with sliding doors, Radiator, carpeted flooring, and pendant ceiling light.

### Bedroom Four

2.13m x 2.29m (7'0 x 7'6) - Window overlooking rear garden. Carpet flooring, radiator. and pendant ceiling light.

### Bathroom

Modern fitted three piece suite in white comprising; panelled bah with wall mounted mains connected shower, hot and cold taps and glass shower screen, pedestal wash hand basin with tiled splashbacks and hot & cold mixer tap, low level, dual flush wc. Wood effect flooring. Radiator. Central ceiling light.

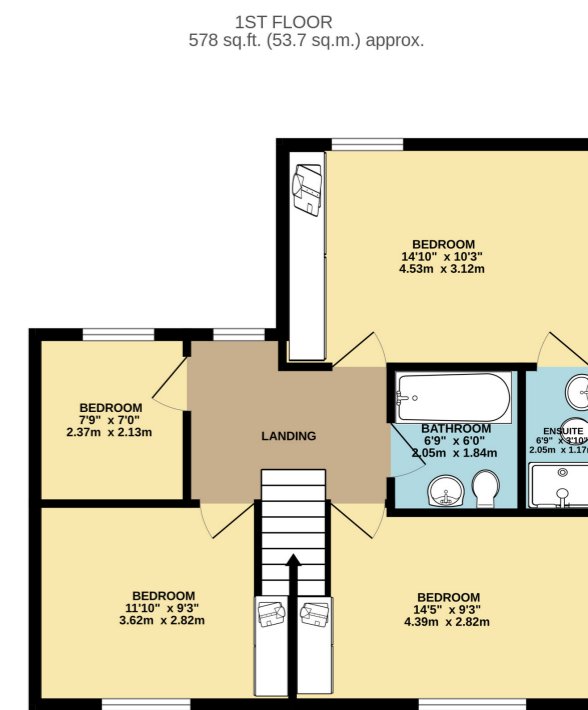
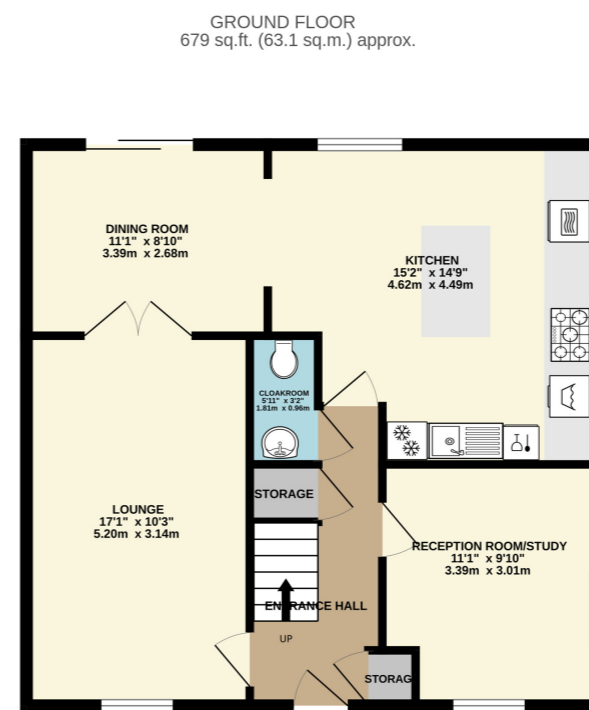
## Externally

### Outside

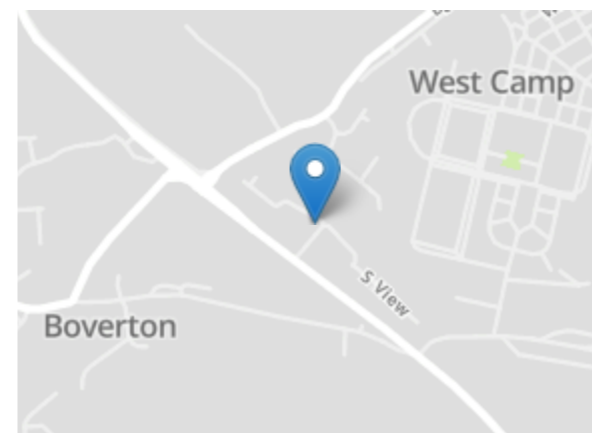
Front and side gardens are laid with Cotswold chippings for ease of maintenance with an array of decorative plants and bushes. Main south westerly garden to the rear with substantial brick wall around. laid principally to lawn with borders. Paved dining terrace with access directly from the living room and kitchen. Outside water point. Path and gateway to private tarmac driveway which leads to the detached garage. Up and over doorway. Electric light and power. High pitched ceiling.

### Services

Mains water, gas, electricity and drainage. Central heating by mains gas. Double glazing throughout.



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 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+) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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