



20 Monmouth Way, Boverton, Llantwit Major, CF61 2GT

£330,000



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MODERN, STYLISH AND GENEROUS. This four bedroom, detached property offers family living space with a contemporary finish. Offering around 120 SQ Meters of living space (including garage). Modifications include opening the kitchen and dining area to a light airy room with plenty of units and sitting space. The open plan design leads to the lounge. A second exit from the kitchen gives access to another reception room located behind the garage, additional utility area and downstairs WC. The first floor offers four bedrooms and a bathroom which has a bath and separate shower cubicle. The property benefits from a recent re-wire and full heating system overhaul.

Council Tax-E

## GROUND FLOOR

### Entrance

uPVC front door with side panel windows to entrance porch. Tiled flooring, carpeted stairs to the first floor level and doorway to kitchen.

### Kitchen/Diner

5.45m x 5.33m (17' 11" x 17' 6")

Open plan design with windows to the front and the side. A range of base and wall units with quartz worktop over. Eye level Neff oven with additional Neff oven/microwave. Induction hob, with extractor hood over, 1.5 inset/undermount sink bowls, integrated fridge, washing machine and dish washer. Ceiling spotlights, tiled flooring, vertical radiator, open plan design to the lounge and doorway to reception 2 area.

### Lounge

5.45m x 3.33m (17' 11" x 10' 11")

uPVC and double glazed patio doors to the rear. Laminated flooring, wall mounted electric fire, ceiling spotlights and two vertical radiators.

### Reception room two/playroom.

Converted garage space to offer more living space. Carpeted flooring, radiator, doorway to garage and doorway to rear.

### Utility Area

Space for the fridge, tumble dryer and location of central heating boiler. Tiled flooring.

### Cloakroom

1.6m x 0.8m (5' 3" x 2' 7")

uPVC double glazed window to the rear. Low level WC. Wash hand basin in vanity unit. Wall mounted towel rail radiator and tiled flooring.

### Garage area

3.6m x 2.3m (11' 10" x 7' 7") Longest and widest points. With electric roller door. The garage has been halved to provide a second reception room but still provides generous space for family storage and small vehicle.

## FIRST FLOOR

### Landing

Carpeted landing giving access to four bedrooms, family bathroom and loft access.

### Bedroom

4.28m x 2.83m (14' 1" x 9' 3")

uPVC double glazed window to the rear. Fitted wardrobes from Sharps manufacturers. Fitted carpet, radiator and power points.

### Bedroom

3.38m x 2.53m (11' 1" x 8' 4")

uPVC double glazed window to rear. Fitted carpet, radiator and power points.

### Bedroom

2.72m x 2.54m (8' 11" x 8' 4")

uPVC double glazed window to front. Fitted carpet, radiator and power points.

### Bedroom

3.54m x 1.88m (11' 7" x 6' 2") Plus recess area

uPVC double glazed window to front. Fitted carpet, radiator and power points.

### Bathroom

2.57m x 1.8m (8' 5" x 5' 11")

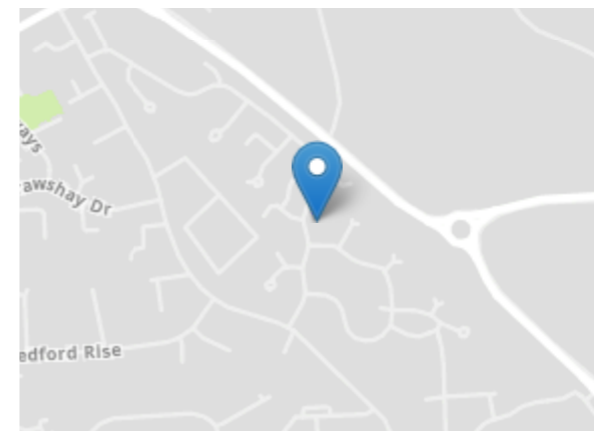
uPVC double glazed window to the side. Panel enclosed bath, walk-in shower cubicle, wash hand basin in vanity unit and low level W.C. Tiled walls, tiled flooring and towel rail radiator.

## EXTERNAL

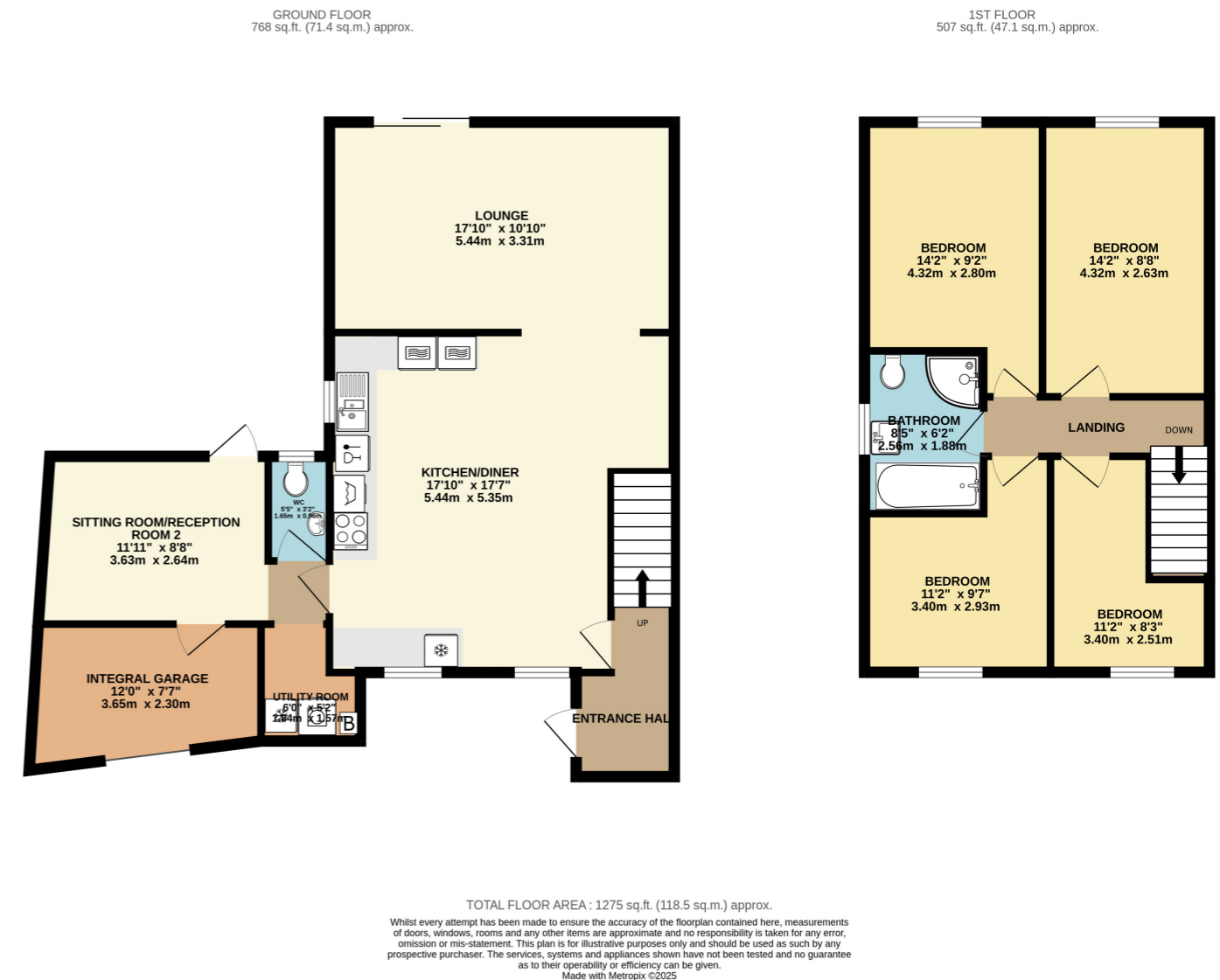
### Garden

The front of the property is a driveway leading to the garage and paved path to the front entrance. Lawned garden to the side.

To the rear is a a fully enclosed garden laid with a mixture of patio, gravelled and lawned areas.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	73
(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	