



16 Heol Merioneth, Boverton, Llantwit Major, CF61 2GS

£399,995



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ONE OFF PROPERTY ON SUPER GENEROUS PLOT. Based in cul de sac location with southerly gardens to the rear and side giving ample opportunity to increase living space or simply enjoy the plot size. The property is a four bedroom detached house with garage and generous parking area to front. The property is sold with no on going chain. Council Tax Band E.

GROUND FLOOR

Entrance

Aluminium double glazed front door into inner hallway. Doors leading into lounge, kitchen and downstairs WC. Carpeted stairs to the first floor level. Radiator, ceiling light and power.

Lounge

4.82m x 3.56m (15' 10" x 11' 8")
Aluminium double glazed window to the front. Feature gas fire with marble effect surround and hearth. Radiator, oak flooring, ceiling light and power. Open plan into the dining area.

Dining room

3.95m x 2.88m (13' 0" x 9' 5")
Aluminium double glazed French doors to rear. Space for dining furniture. Oak flooring, radiator, ceiling lights and power.

Kitchen

3.95m x 2.73m (13' 0" x 8' 11")
Aluminium double glazed door to the side and window to the rear. Fitted with a range of base and wall units with a contrasting worktop over and tiled surrounds. Porcelain sink and drainer with mixer tap over. Integrated gas hob with extractor hood over. Built-in electric oven and grill. Space and plumbing for washing machine, integrated fridge/freezer. Tiled flooring, ceiling light and power. Door leading into dining room.

Cloakroom

1.55m x 0.98m (5' 1" x 3' 3")
Aluminium opaque window to the side. Fitted with a low level WC and wash hand basin. Ceiling light.

FIRST FLOOR

Landing

Doors leading into all four bedrooms and family bathroom. Window to the side. Cupboard housing combi boiler. Location of loft access.

Bedroom one

5.58m x 2.77m (18' 4" x 9' 1")
Aluminium double glazed window to the front. Radiator, carpeted flooring, ceiling light and power.

Bedroom Two

3.95m x 2.77m (13' 0" x 9' 1")
Aluminium double glazed window to the rear. Radiator, carpeted flooring, ceiling light and power.

Bedroom Three

3.47m x 2.84m (11' 5" x 9' 4")
Aluminium double glazed window to the front. Radiator, carpeted flooring, ceiling light and power.

Bedroom four

2.84m x 2.36m (9' 4" x 7' 9")
Aluminium double glazed window to the rear. Radiator, carpeted flooring, ceiling light and power.

Bathroom

2.18m x 1.80m (7' 2" x 5' 11")
Fitted with a low level WC, wash hand basin set into vanity unit, walk-in shower cubicle with electric shower. Radiator, vinyl flooring, ceiling light. Opaque aluminium double glazed window to the side.

EXTERNAL

Gardens

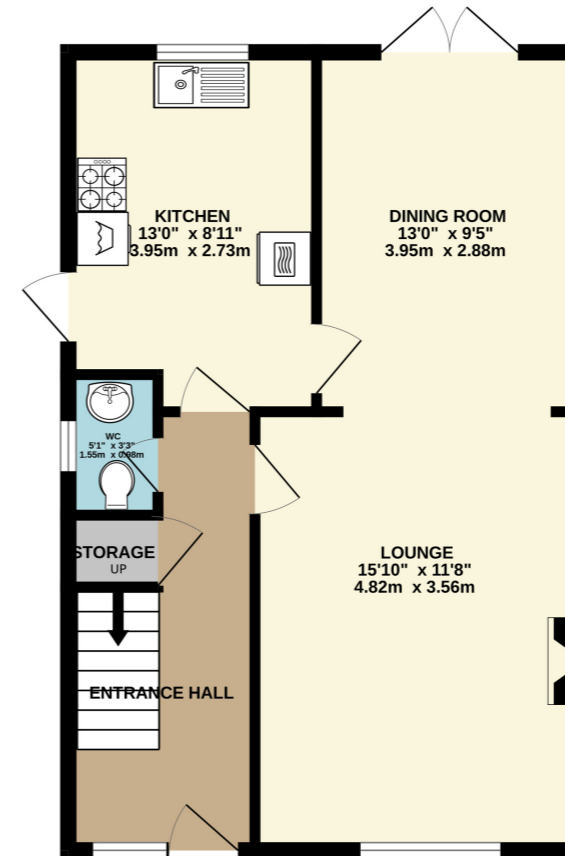
FRONT- Enclosed by low level brick wall. Mixture of brick laid driveway and generous lawned area.

REAR AND SIDE- A very generous area of lawn and patio with a southerly facing direction. The plot gives ample opportunity to extend without losing garden space.

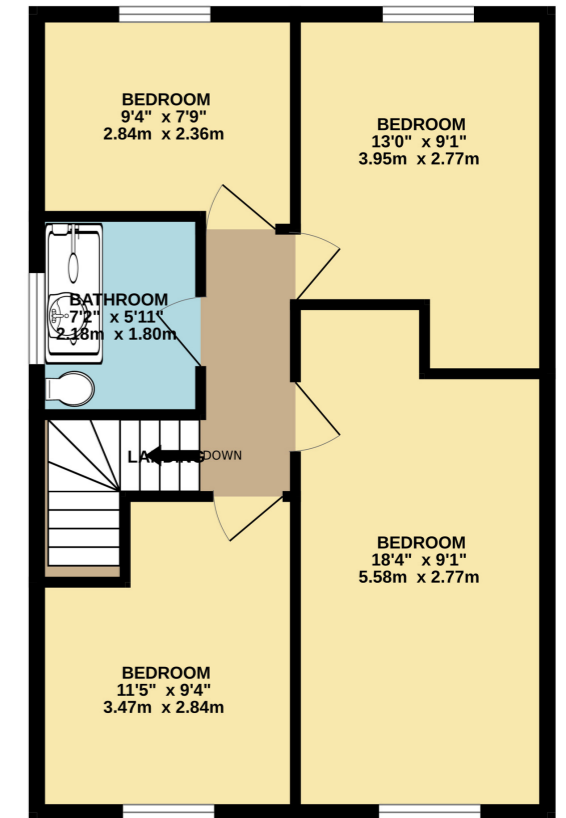
Garage

Fitted with an up and over door.

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

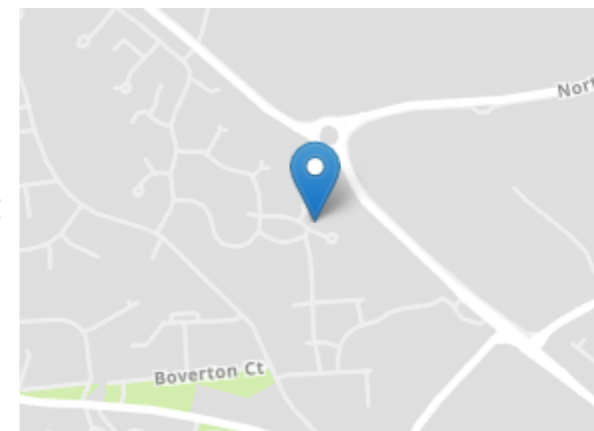


1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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