



20 Church Meadow, Boverton, Llantwit Major, CF61 2AT

£295,000



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EXTENDED AND NEWLY UPDATED LINK-DETACHED THREE BEDROOM PROPERTY located on the popular Church Meadow Estate of Llantwit Major. The property is briefly comprising; kitchen, lounge, dining room and cloakroom to the ground floor. Three bedrooms one with En-Suite and a family bathroom to the first floor. Externally the property benefits from off road parking, detached garaged and fully enclosed rear garden. Council Tax Band E. Approximately 91 SQM or 979 Sq Ft. of living space.

## GROUND FLOOR

### Entrance

Newly fitted composite front door to inner hallway. Doors into lounge, kitchen, French doors to the rear. Entrance to downstairs WC. Storage cupboard. Quick step laminate flooring, two radiators, power points.

### Lounge

4.99m x 3.66m (16' 4" x 12' 0")  
Upvc double glazed window and door to the rear. Feature gas fire with surround and hearth. Quick step laminate flooring, two radiators, three down lights, power points.

### Kitchen

3.20m x 2.46m (10' 6" x 8' 1")  
Upvc double glazed window to the front. Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Gas cooker point with fitted extractor over. One and a half acrylic bowl and drainer. Plumbing and space for washing machine and half size dish washer. Location of wall mounted boiler, tiled flooring, doorway to the dining room. Wired for light and power.

### Dining Room

4.02m x 2.34m (13' 2" x 7' 8")  
Upvc double glazed window to the front. Quick step laminate flooring, radiator and power points. Additional under stairs cupboard space, with power points and wall units.

### Cloakroom

1.62m x 0.80m (5' 4" x 2' 7")  
Two piece suite fitted with wash hand basin and low level wc. Tiled to splash back and flooring. Radiator, wired for light. Obscure window to the front.

## FIRST FLOOR

### Landing

Doors leading to all bedrooms and family bathroom. Location of loft access. Fully carpeted flooring, wired for light and power.

### Bedroom One

4.05m x 2.77m (13' 3" x 9' 1")  
Upvc double glazed window to the front. Quick step laminate flooring, radiator and power points. Fitted wardrobes. Access to Ensuite.

### En suite

2.19m x 1.23m (7' 2" x 4' 0")  
Upvc double glazed obscure window to front. Walk in shower cubicle, wash hand basin and low level wc. Towel rail radiator, tiled flooring, tiling to splash back and fitted extractor fan.

### Bedroom Two

3.75m x 2.92m (12' 4" x 9' 7") U  
Upvc double glazed window to rear. Laminate flooring, radiator and power points. Location of airing cupboard.

### Bedroom Three

2.88m x 1.97m (9' 5" x 6' 6")  
Upvc double glazed window to rear. Laminate flooring, radiator and power points.

### Bathroom

2.15m x 1.68m (7' 1" x 5' 6")  
Fitted with a three piece suite comprising; paneled bath with shower over, wash hand basin in vanity unit, low level w.c. Fully tiled to walls and flooring, extractor fan, towel rail radiator. Wired or light and power.

## EXTERNAL

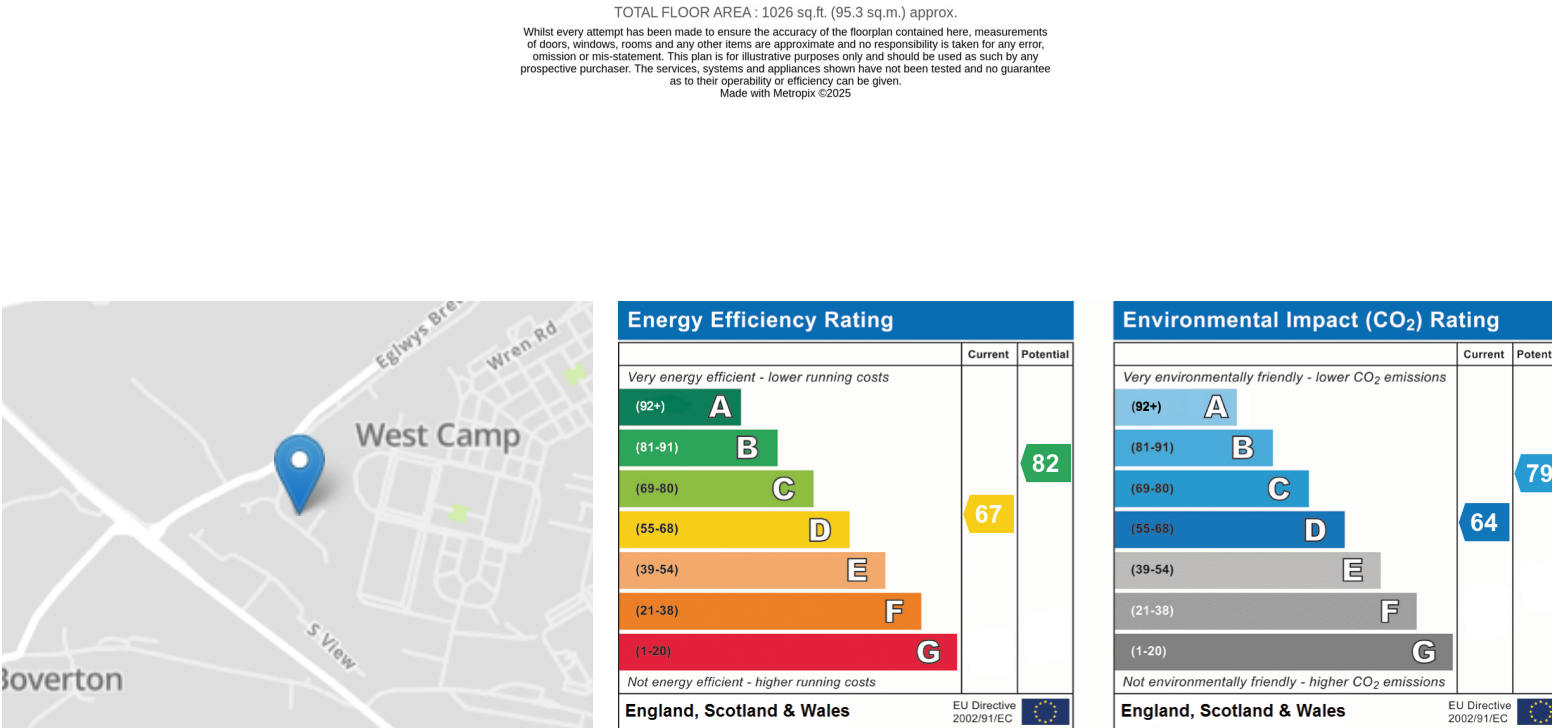
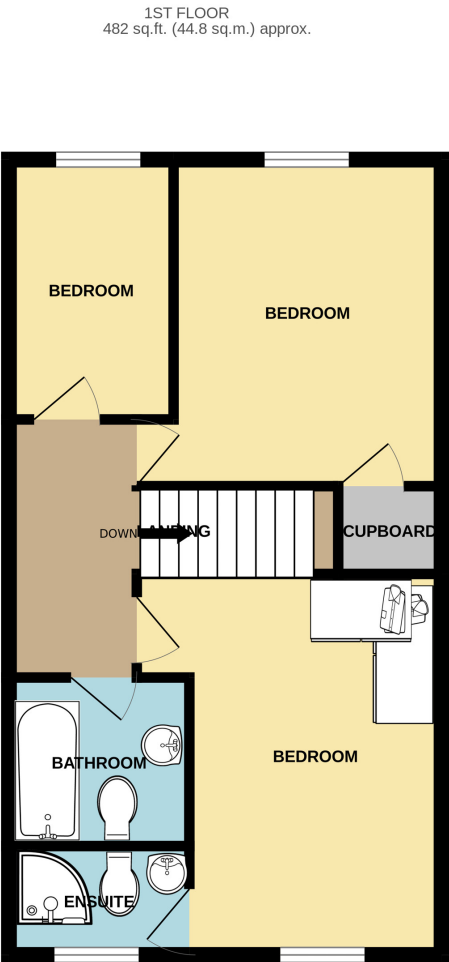
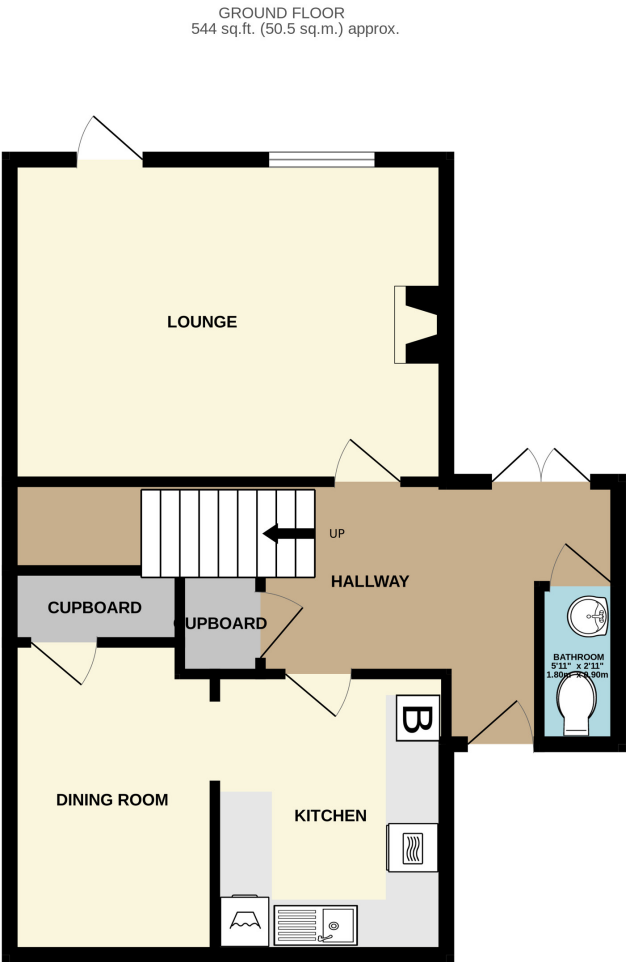
### Garden

The front of the property is low maintenance mainly laid with block paving and a concrete driveway.

To the rear of the property is a south-east facing fully enclosed split level garden mainly laid to patio with steps leading up to a lawned area and gated rear access to the garage.

### Garage

5.22m x 2.78m (17' 2" x 9' 1")  
Fitted with a rolling electric door. Window to side. Resin flake floor. Wired for light and power. Currently used as gym/workshop.



**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.

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