



Brynteg, 26 Eagleswell Road, Boverton, Llantwit Major, CF61 1UF

Offers over £400,000



1 Pound Field, Llantwit Major, Vale Of Glamorgan, CF61 1DL

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DETACHED THREE BEDROOM BUNGALOW ON A VERY GENEROUS PLOT. Located in a well regarded area in Boverton, Llantwit Major a short distance to the town centre with all local amenities, schools and train station. The property is briefly comprising; hallway, lounge, kitchen, three bedrooms, bathroom and conservatory. The property additionally benefits from a large fully enclosed garden to the rear, garage and off road parking for at least three cars. EPC- E. Approximately 86 square meters or 925 square feet of living space.

Porch

Enter the property via uPVC front door into porch. Glass door leading into hallway.

Entrance Hallway

Doors leading into lounge, kitchen, bathroom and all bedrooms. Radiator, wood flooring, ceiling light and power.

Lounge

3.76m x 4.63m (12' 4" x 15' 2")
uPVC window to the front of the property. Feature electric fire with surround and hearth. Radiator, carpeted flooring, ceiling light and power.

Kitchen

3.70m x 3.48m (12' 2" x 11' 5")
Fitted with a range of base and wall units with contasting work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Integrated fridge. Built-in double gas oven. Electric hob with extractor hood over. Space and plumbing for white goods. Cupboard housing combi boiler. uPVC window to the rear and door to the side. Tiled flooring, radiator, ceiling light and power.

Bathroom

2.30m x 1.91m (7' 7" x 6' 3")
Fitted with a low level WC, wash hand basin set into vanity unit and walk-in shower cubicle with glass surround. Fully tiled with wood effect laminate flooring, towel rail radiator, spotlights. uPVC opaque window to the rear.

Bedroom One

3.63m x 3.00m (11' 11" x 9' 10")
uPVC window to the front. Laminate flooring, radiator, ceiling light and power.

Bedroom Two

2.43m x 2.48m (8' 0" x 8' 2")
uPVC window to the side. Carpeted flooring, radiator, ceiling light and power.

Bedroom Three

3.62m x 2.92m (11' 11" x 9' 7")
uPVC French doors leading into conservatory. Carpeted flooring, ceiling light and power.

Conservatory

3.30m x 2.94m (10' 10" x 9' 8")
uPVC and block built construction. uPVC French doors leading out to the rear garden. Radiator, tiled flooring, ceiling light and power.

EXTERNAL

Garden

To the front of the property is an enclosed garden with a block paved driveway providing parking for up to three cars leading to the garage.

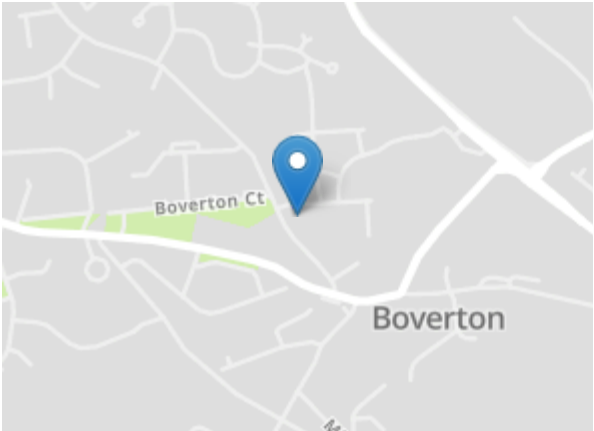
To the rear is a fully enclosed garden with a mixture of lawn and patio areas, with some mature planting and a decked area providing space for garden furniture. Summerhouse and storage shed to remain. Gated side access.

Garage

Fitted with an up and over door. Light and power.



TOTAL FLOOR AREA: 925 sq.ft. (86.0 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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