



3 Cardigan Crescent, Boverton, Llantwit Major, CF61 2GP

£345,000



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FOUR BEDROOM PROPERTY WITH EXTENTION AND WELL PROPORTIONED GARDEN.

The property offers around 122 Square meters or 1313 square feet of living space. Accommodation provides two reception rooms, kitchen, utility room, downstairs WC. entrance to the garden from the main building. The first floor offers 4 bedrooms and and family bathroom. The garden offers a mixture of patio, grass and planting areas. Parking is off road for two vehicles.

EPC- D Council tax-E

GROUND FLOOR

Porch
Upvc front door and glazed side window to inner porch.
Tiled flooring, radiator and doorway to reception room.

Reception room 1
5.61m x 3.68m (18' 5" x 12' 1")
Two Upvc double glazed windows to the front. Laminated flooring, two radiator, stable door to kitchen, utility and garage. Carpeted Stairs to first floor level with under storage area. Access to secondary storage area/cloakroom and downstairs WC.

Cloakroom
Comprising of a low level w/c and wash hand basin set into a vanity unit. Fully tiled to walls and floor. Plenty for space for extra storage.

Lounge
3.40m x 5.63m (11' 2" x 18' 6")
Upvc double glazed Patio doors and window to rear, laminated flooring, two radiators, and multi fuel burner.

Kitchen.
4.57m x 2.95m (15' x 9' 8")
Upvc door and window to the rear and two velux windows. Fitted kitchen with a range of base and wall units with matching work surfaces over, larder cupboard. Range oven with seven gas rings and extractor hood over, integrated dishwasher, space for fridge freezer. Acrylic sink bowl and drainer. Vinyl flooring, radiator and heated towel rail, wired for ceiling light and power. Doorway through to utility room and garage.

Utility Room
1.95m x 1.58m (6' 5" x 5' 2")
Velux window. Wall cabinet, worktop with metal bowl, plumbed for a washing machine or shower for wet room use. Wall mounted combination boiler and tiled flooring.

Garage
4.58m x 3.26m (15' x 10' 8")
Garage with up and over door. Wired for light and power. Upvc double glazed door leading out to front.

FIRST FLOOR

Landing
Doorways leading to all bedrooms and bathroom.
Location of loft access, carpeted flooring, wired for light and power.

Bedroom One
4.15m x 2.95m (13' 7" x 9' 8")
Upvc double glazed window to rear. Fitted wardrobes, wood flooring, radiator,wired for ceiling light and power.

Bedroom Two
3.48m x 2.64m (11' 5" x 8' 8")
Upvc double glazed window to rear. Fitted wardrobes, fitted carpet, radiator wired for ceiling light and power.

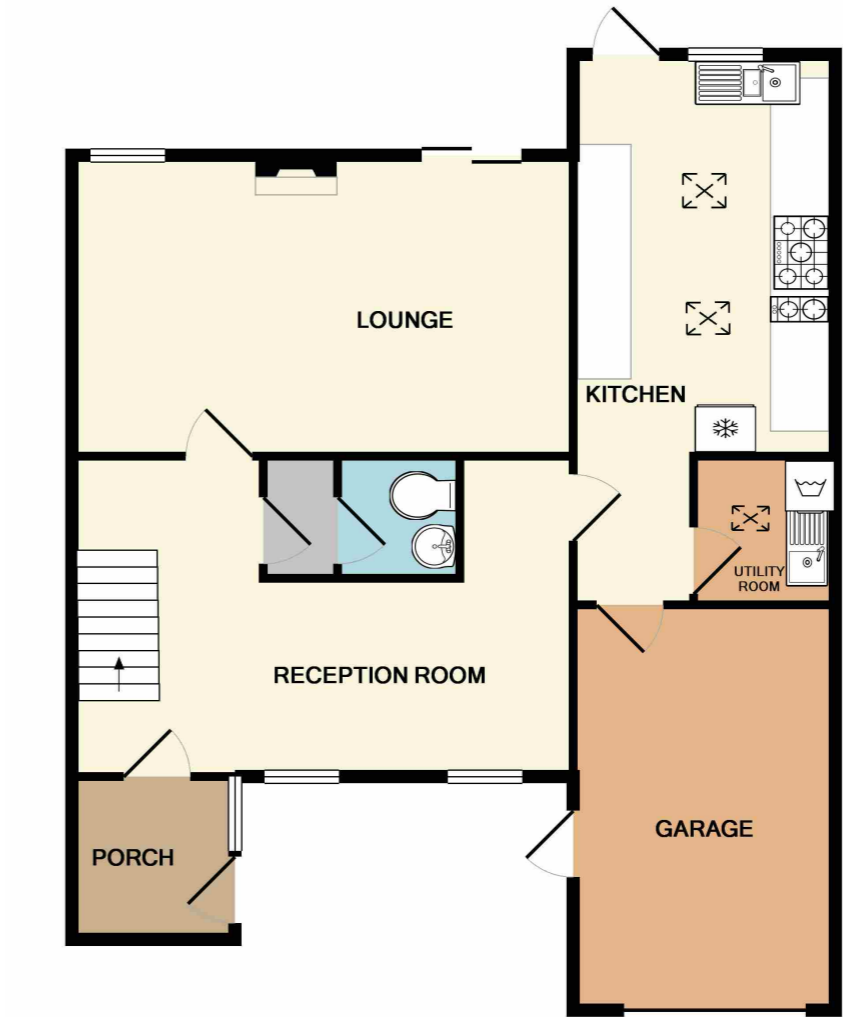
Bedroom Three
2.84m x 2.60m (9' 4" x 8' 6")
Upvc double glazed window to front. Wood flooring, radiator, wired for ceiling light and power.

Bedroom Four
3.63m x 1.97m (11' 11" x 6' 6")
Upvc double glazed window to front. Wood flooring, fitted wardrobes, radiator, wired for ceiling light and power.

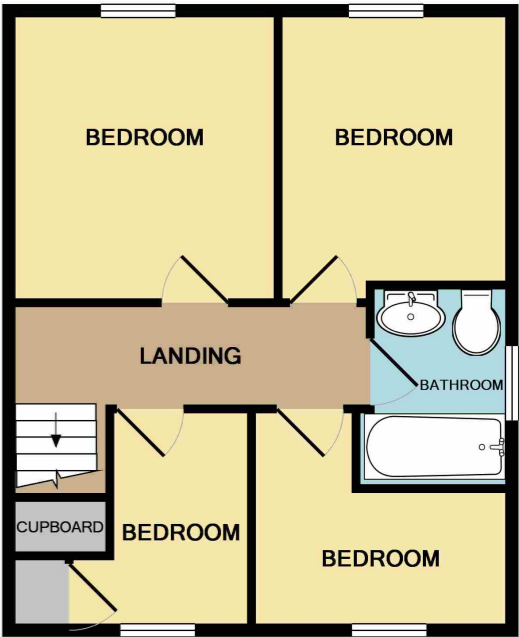
Bathroom
2.42m x 1.68m (7' 11" x 5' 6")
Obscure Upvc double glazed window to side. Tile enclosed bath with central mixture tap , shower over and fitted shower screen. Glass effect wash hand basin set in vanity unit. Low level WC. Cushion flooring, towel rail radiator. Spotlights and mains extractor.

EXTERNAL

GARDEN
FRONT- Paved driveway for two vehicles. Upvc door to garage.
REAR- Mixture of grass and patio. Garden and planting areas.

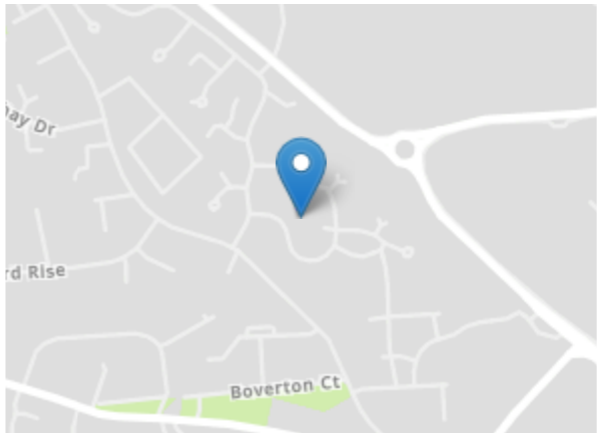


GROUND FLOOR
APPROX. FLOOR
AREA 808 SQ.FT.
(75.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 428 SQ.FT.
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1236 SQ.FT. (114.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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+)	68	79
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	68	79
(39-54)		
E		
(21-38)		
F		
(1-20)	68	79
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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