



81 Harding Close, Boverton, Llantwit Major, CF61 1GX

£220,000



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

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Welcome to this well presented, modern three bedroom end terrace property, located in a popular residential area in Boverton. Internally, the property comprises of; entrance hallway, lounge, modern kitchen/diner, three bedrooms and a family bathroom. To the rear of the property is a fully enclosed well-kept rear garden. Additionally, the property benefits from uPVC double glazing throughout and gas central heating.

GROUND FLOOR

Entrance Hall

Enter the property via a uPVC glazed front door with glazed side panel. Luxury vinyl flooring and door to lounge.

Lounge

14' 11" x 14' 1" (4.55m x 4.29m)

A light, airy living space with a window to the front of the property. Two ceiling lights and radiator. Stairs lead to first floor and door to kitchen. Luxury vinyl flooring.

Kitchen

14' 11" x 9' 6" (4.55m x 2.90m)

Fitted with a modern range of base and wall units with contrasting work surfaces over. Sink unit with mixer tap over, built-in electric oven with gas hob and extractor fan over. Space for washing machine, fridge freezer and ample space for dining table and chairs. uPVC window overlooking the rear and patio doors leading out to the rear garden.

FIRST FLOOR

Landing

LVT stairs and landing with doors leading to three bedrooms and family bathroom. Ceiling light and smoke alarm. Loft access. Combi boiler located in the loft.

Bedroom One

12' 7" x 7' 10" (3.84m x 2.39m)

A double bedroom with a window to the front of the property. Fitted wardrobe. LVT flooring, radiator, ceiling light and power points.

Bedroom Two

11' 2" x 7' 11" (3.40m x 2.41m)

Another double room with a window to the rear of the property . LVT flooring. Radiator, ceiling light and power points.

Bedroom Three

8' 2" x 6' 9" (2.49m x 2.06m)

Single room with a window to the front. LVT flooring. Ceiling light and power points.

Bathroom

Three piece suite comprising; low level WC, wash hand basin and panelled bath with thermostatic shower over. Fully tiled to all walls. LVT flooring. Storage cupboard. Ceiling light and heated towel rail. Window to the rear of the property.

EXTERNAL

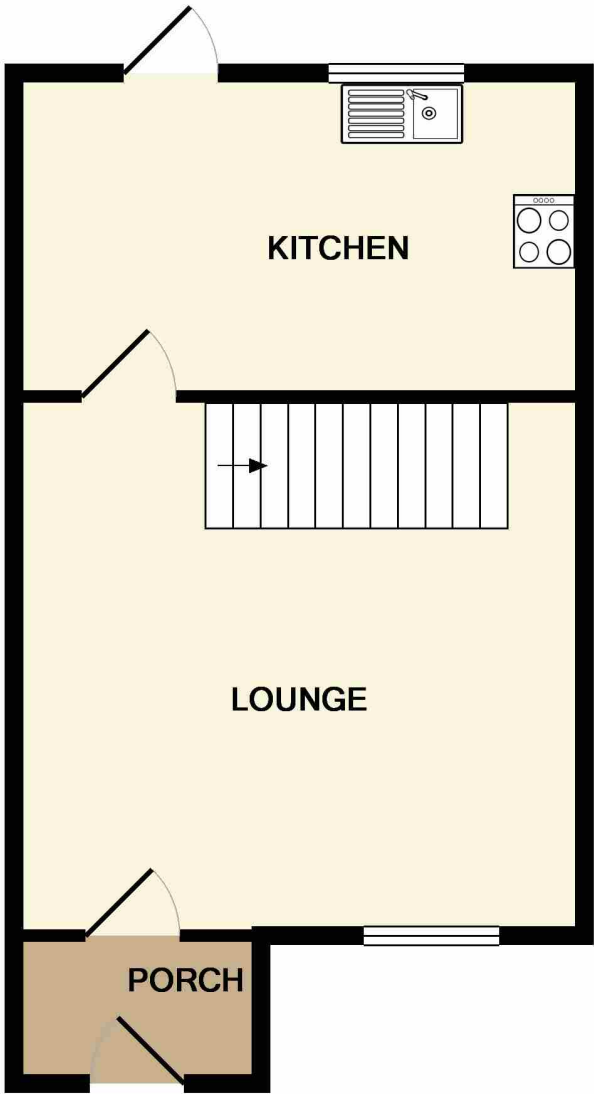
Garden

The property is approached by a pathway from the road and is laid to lawn with low maintenance borders and hedging. Side gate provides access to the rear with pebbled pathway.

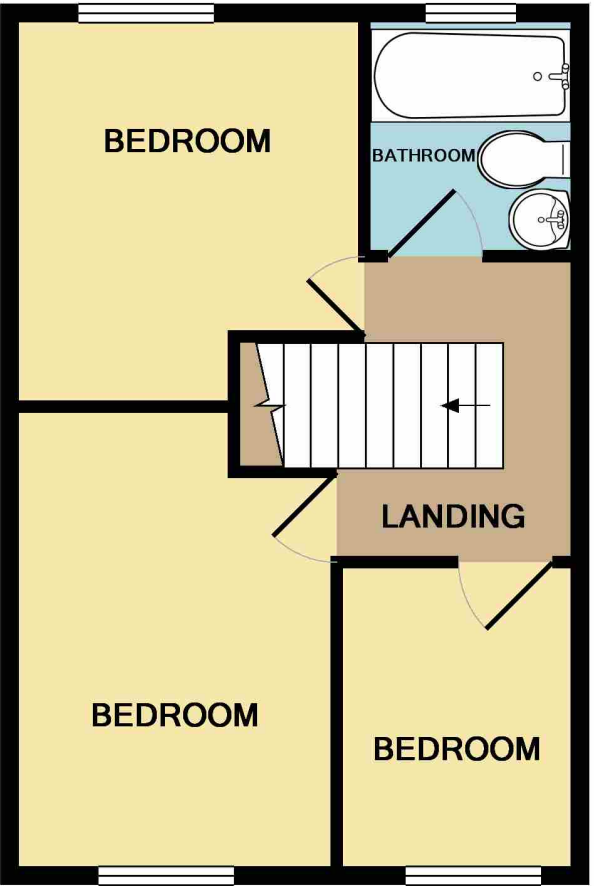
The rear garden extends to a corner position with a mixture of patio, decking, grass, planting and grass areas. Wood fence and gate to the rear.

Garage

A single garage is located in a separate block with up and over door.



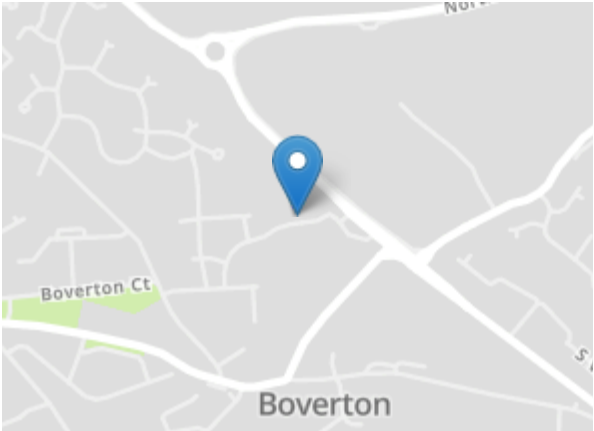
GROUND FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 337 SQ.FT.
(31.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 699 SQ.FT. (64.9 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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PROCEEDS OF CRIME ACT 2002: Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.