



15 Leigh Close, Boverton, Llantwit Major, CF61 1UL

£289,950



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THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED ON A LARGE CORNER PLOT. This traditional semi-detached property is located in a quiet cul-de-sac in Boverton and is briefly comprising; Lounge, Dining Room, Kitchen, Conservatory, Utility/Cloakroom to the ground floor with Three good sized bedrooms and a family bathroom to the first floor level. The property additionally benefits from a south facing rear garden and a garage with off road parking to the side of the property. Council Tax Band D. The property has planning permission and building regs approval for a double storey extension along with a new separate detached Garage and office in the garden. 2020/00189/FUL

## GROUND FLOOR

### Entrance Hall

Enter via uPVC front door into the hallway with carpeted stairs leading to the first floor level and doors leading into dining room and lounge. Radiator, ceiling light and power.

### Lounge

4.70m x 3.65m (15' 5" x 12' 0")  
uPVC window to the front of the property. Feature fireplace with hearth to the main wall. uPVC french doors leading into conservatory. Radiator, ceiling light and power.

### Conservatory

3.38m x 2.16m (11' 1" x 7' 1")  
uPVC and block base construction with polycarbonate roof. French doors leading out to the rear garden. Electric radiator, ceramic floor tiles, ceiling light and power.

### Dining Room

3.20m x 3.05m (10' 6" x 10' 0")  
uPVC window to the front of the property. Feature fireplace. Radiator, ceiling light and power. Archway into kitchen.

### Kitchen

4.21m x 1.83m (13' 10" x 6' 0")  
Fitted with a range of base and wall units with contrasting work surfaces over and tile surrounds. Stainless steel sink unit with mixer tap over. Integrated electric hob and oven with extractor hood over. Space and plumbing for white goods. uPVC window to the rear of the property. Radiator, ceiling light and power. Door into utility/cloakroom.

### Utility/Cloakroom

Fitted with a w.c., uPVC window. Utility area with uPVC window, space and plumbing for white goods. Location of Worcester gas combi boiler. uPVC half glazed door to the side of the property. Ceiling light and power.

## FIRST FLOOR

### Landing

Doors leading to all bedrooms and family bathroom. Location of airing cupboard housing hot water tank. Radiator, ceiling light and power. uPVC window to the rear.

### Bedroom One

3.20m x 3.10m (10' 6" x 10' 2")  
uPVC window to the front of the property. Walk-in wardrobe. Radiator, ceiling light and power.

### Bedroom Two

3.65m x 2.18m (12' 0" x 7' 2")  
uPVC window to the front of the property. Radiator, ceiling light and power. Location of loft access with pull down ladder.

### Bedroom Three

2.66m x 2.44m (8' 9" x 8' 0")  
uPVC window to the rear of the property. Radiator, ceiling light and power.

### Bathroom

Fitted with a three piece suite comprising; low level w.c., pedestal wash hand basin, walk-in shower cubicle and surround with electric shower over. Opaque window. Radiator, ceiling light and power.

## EXTERNAL

### Garden

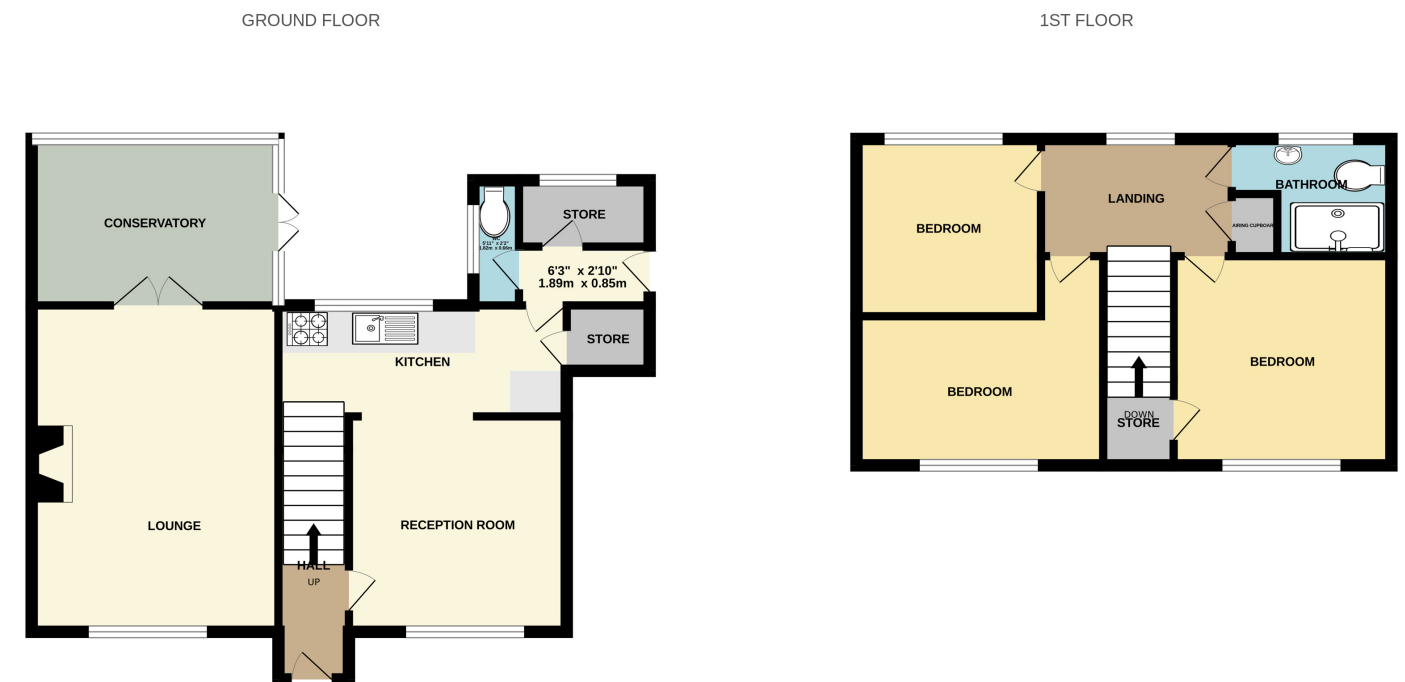
To the front of the property is a lawned garden with pathway leading to the front door, surrounded by brick wall with gate.

To the side is mainly laid to lawn with a car hardstanding, double gates and access to garage.

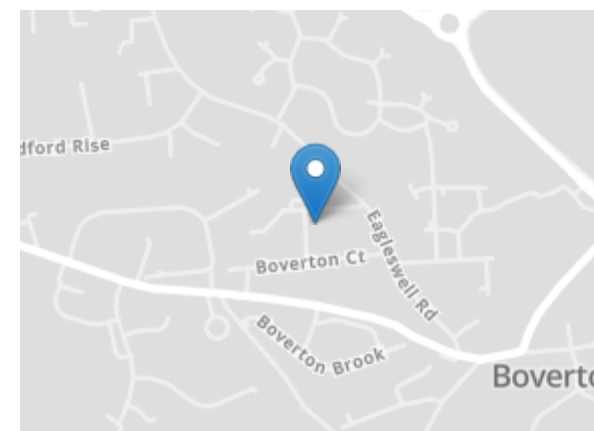
To the rear to the property is a south facing garden mainly laid to lawn with a block wall boundary.

### Garage

6.40m x 2.44m (21' 0" x 8' 0")  
Fitted with an up and over door. Power and lighting.



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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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