



20 Boverton Brook, Boverton, Llantwit Major, CF61 1YG

£385,000



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IMPRESSIVE CORNER PLOT, INCLUDING WOODLAND AREA. A fantastic ootunity to purchase this detached property on a very large south facing corner plot. Lawn to the front and back, several large areas of garden surrounding the property, an imperssively large greenhouse and further woodland area to the bottom of the garden.

The three bedroom property has been very well cared for and could benefit from some modernising, set on the small but popular Boverton Brook estate with generous parking, family Living space which briefly includes; Entrance hallway, WC, utility, kitchen, dining room, conservatory, living room. The first floor has three bedrooms and a Family Bathroom., with the master room benefitting from views out to the garden and woodland. Council tax-E

Entrance Hall

Enter the property via a uPVC double half glazed door into a spacious hallway. W/C to the side and utility further on, with space for coat racks and boots. Carpeted flooring, radiator, ceiling light and power points. Doors to lounge, kitchen and stairs to first floor.

Living room

3.9m x 3.8m (12' 10" x 12' 6")
Large uPVC double glazed window to the front with radiator beneath. Location of feature fire-place with gas fire, stone hearth and surround. Fitted carpet, ceiling light and power points.

Kitchen

2.7m x 3m (8' 10" x 9' 10")
Fitted with a range of base and wall units with contrasting work surfaces over. Window to the rear with bowl and a half sink unit and mixer tap beneath. Fitted with electric oven. Tiled splash back to kitchen area. Space for freestanding fridge/freezer and dishwasher. Two ceiling lights, power points and tiled flooring. Doorway into dining room and onto conservatory.

Dining Room

2.9m x 2.7m (9' 6" x 8' 10")
Space for dining table and chairs. Carpeted floor. Ceiling light and power points. Door to conservatory and door to kitchen.

Conservatory

UPVC double glazed conservatory with low level brick built wall to two sides and full height to one wall. Double doors leads out into the rear garden. Fitted with bespoke blinds and power points.

W/c

0.8m x 1.8m (2' 7" x 5' 11")
Fitted with wash hand basin, wc. Ceramic tiled to all walls and floor and ceiling light.

Utility

0m x 0m (0' 0" x 0' 0")
Window to the back of the property and uPVC door to the rear. Tiled floor. Location of built in storage cupboard and door to garage.

Bathroom

2.5m x 1.7m (8' 2" x 5' 7")
Fitted with a wash hand basin, low level wc, bath with shower over and fitted with glass screen. Window to rear of the property. Ceramic tiled to all walls and floor. Heated towel rail and ceiling light.

Master bedroom

2.8m x 4m (9' 2" x 13' 1")
Double room which is light and airy with a large window overlooking back garden with radiator, carpeted flooring, built in wardrobes, ceiling light and power points.

Bedroom two

2.4m x 3.9m (7' 10" x 12' 10")
uPVC window overlooking the front of the property with radiator beneath. Fitted carpet, ceiling light and power points.

Bedroom three

2.7m x 2m (8' 10" x 6' 7")
uPVC window overlooking the front of the property with radiator beneath. Fitted carpet, ceiling light and power points.

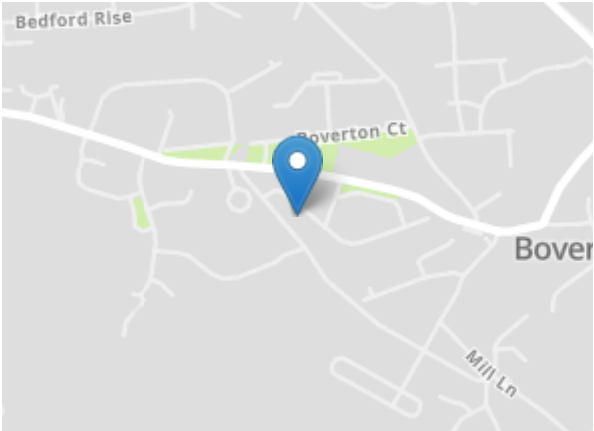
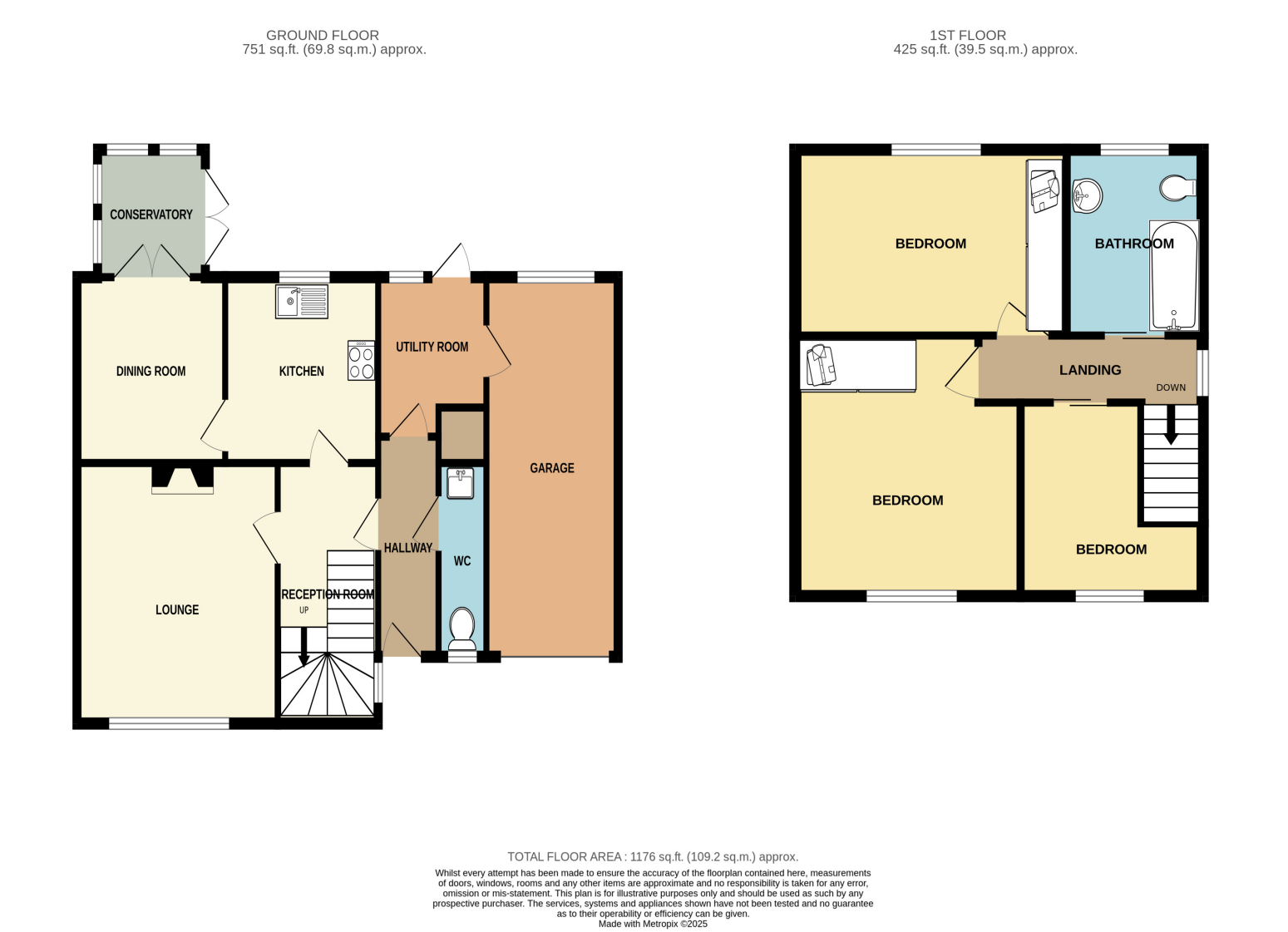
Landing

3.4m x 1.4m (11' 2" x 4' 7")
Window over garage and door to bedroom and family bathroom.

Garden

Front - off road parking with resin driveway leading to garage and front door and side access to back garden. Lawned area with brick wall and shrubs.

Back - truely impressive, large garden with its own woodland to the bottom boarding a footpath and stream. Large lawned areas, double size greenhouse and additional garage/storage.



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