



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

£375,000



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EXTENDED AND MODERNISED FOUR BEDROOM PROPERTY WITH A GENEROUS GARDEN. This property offers a very generous 100 Sqm of living space plus integral garage. The extension is to the kitchen area giving a generous amount of space and units, there is also an additional sunroom from the dining area. The first floor offers three double bedrooms and a fourth single. Viewing of this property is recommended. Council Tax E.

GROUND FLOOR

ENTRANCE

UPVC front door leads into property porch with tiled flooring. Doorway then leads to the main lounge area.

LOUNGE

4.61m x 3.63m (15' 1" x 11' 11")

UPVC window to the front with radiator fitted beneath. Location of fireplace with marble surround and hearth fitted with gas fire. Laminate flooring. Wired for ceiling and two wall lights. Power points. Door leads to dining room.

DINING ROOM

3.56m x 3.01m (11' 8" x 9' 11")

UPVC double glazed French doors with glazed side panel open out into the sunroom. Laminate flooring, radiator, Wired for ceiling lights. Carpeted stairs lead off to the first floor with door to the kitchen.

KITCHEN

5.10m x 4.15m (16' 9" x 13' 7")

Extended and modernised. Two UPVC double glazed windows to rear, door to side and two velux windows. A range of base and wall units with fitted tower oven and microwave grill combo. Five ring gas hob with extractor fan over. Laminated flooring, radiator, doorway to storage area and downstairs cloakroom.

CLOAKROOM/WC

Window to the side. Fitted with a low level WC and wash hand unit set in vanity unit. Walk in shower cubicle, laminated flooring and radiator.

SUNROOM

3.58m x 2.90m (11' 9" x 9' 6")

UPVC double glazed window to rear, three velux windows. Laminated flooring, radiator and power points.

FIRST FLOOR

LANDING

Carpeted with access to all bedrooms, bathroom and loft space. Location of airing cupboard. Ceiling light.

BEDROOM ONE

3.74m x 4.65m (12' 3" x 15' 3")

Two windows to the front. Laminate floor. Fitted radiator. Wired for ceiling light and power.

BEDROOM TWO

2.58m x 4.07m (8' 6" x 13' 4")

Window to the front with radiator fitted beneath. Built in triple wardrobe with hanging space and storage above. Ceiling light, power points and carpeted.

BEDROOM THREE

3.19m x 3.56m (10' 6" x 11' 8") reducing to 2.58m (8' 6")

Window to the rear with radiator fitted beneath. Wired for ceiling light and power. Fitted carpet.

BEDROOM FOUR

2.57m x 1.85m (8' 5" x 6' 1")

Window to the rear. Laminated carpet. Radiator and ceiling light. Power points.

FAMILY BATHROOM

2.08m x 1.68m (6' 10" x 5' 6")

UPVC double glazed window to rear. Panel enclosed bath with shower fitting over. Low level WC and wash hand basin set in vanity unit. Laminated flooring.

EXTERNAL

GARDEN

To the front - Mainly consists of driveway with lawned area in front of house with pathway leading to the side of the property.

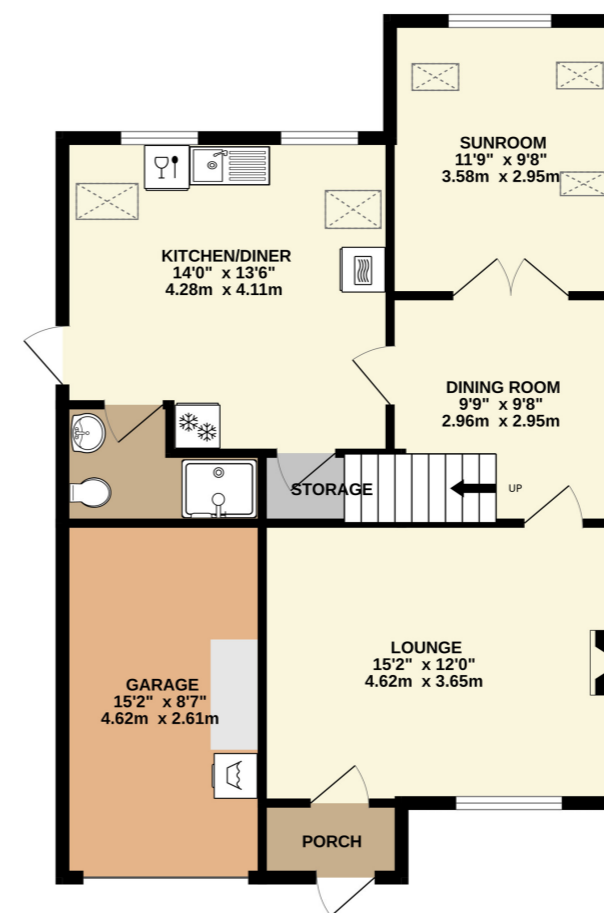
To the rear - fully enclosed garden with patio area and steps leading onto lawn area. Further seating area available. Area to the side of the property with gate and path leading to the front of the property. Catches south and westerly sunshine.

GARAGE

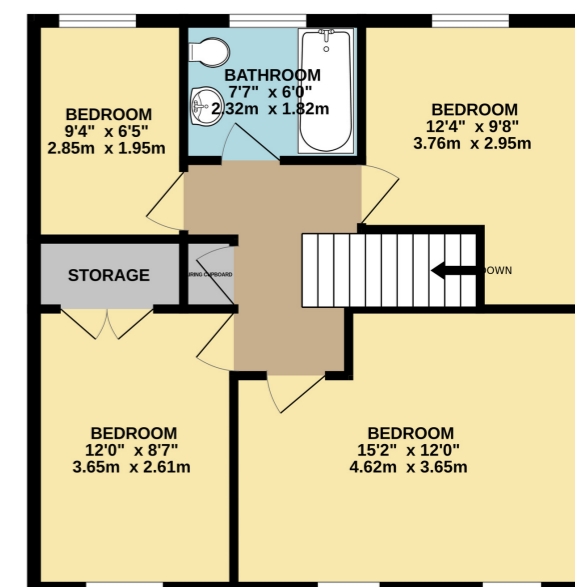
5.19m x 2.60m (17' x 8' 6")

Accessed via an up and over single door with light and power.

GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.

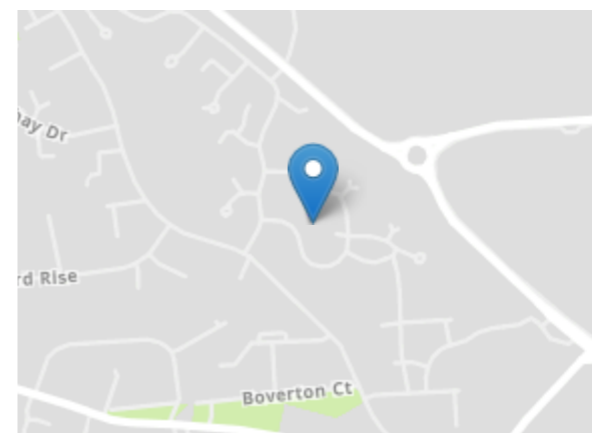


1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1342 sq.ft. (124.7 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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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.