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THREE BEDROOM SEMI DETACHED EXTENDED PROPERTY located in a quiet cul de sac in Boverton, Llantwit Major. Internally the property comprises; Entrance hallway, lounge, kitchen, dining/garden room, reception room. To the first floor are three bedrooms and a family bathroom. To the outside the property enjoys off road parking and to the rear is a low maintenance fully enclosed garden. This property is being sold with NO ONGOING CHAIN. Approx 110 Sqm of living space. EPC-C . Council tax -C

GROUND FLOOR

Hall

Enter the property via a composite door into hallway with doors leading into lounge and reception room. Carpeted stairs leading to the first floor. Radiator and ceiling light.

Lounge

3.39m x 4.40m (11' 1" x 14' 5")
uPVC window overlooking the front of the property. Feature electric fire with wooden surround and tiled hearth. Wood flooring, radiator, ceiling light and power points. Stairs to the first floor level and doorway to kitchen.

Reception Room

4.99m x 2.54m (16' 4" x 8' 4")
uPVC window overlooking the front of the property. Laminate flooring, radiator, ceiling light and power points.

Kitchen

6.00m x 2.44m (19' 8" x 8' 0")
Fitted with a range of base and wall units with wooden worktops over and tiled surrounds. Stainless steel sink set into wooden worktop with mixer tap over. Range cooker (gas) . Space and plumbing for white goods. uPVC window to the rear of the property. Under stairs storage. Location of Worcester boiler. Open plan into dining area/garden room. Tiled flooring, radiator, power points and spot lights.

Dining/Garden Room

4.34m x 4.65m (14' 3" x 15' 3")
Continuation of tiled flooring, space for dining furniture. four Velux windows, two of which are electronically opened. Aluminium bi-fold doors leading into rear garden. Feature free standing log burner. Power points and spot lights.

FIRST FLOOR

Landing

Doors leading to all bedrooms, family bathroom and loft access.

Bedroom One

3.42m x 4.37m (11' 3" x 14' 4")
uPVC window overlooking the front of the property. Radiator, laminate flooring, power points and ceiling light.

Bedroom Two

3.29m x 2.51m (10' 10" x 8' 3")
uPVC window overlooking the rear of the property. Laminate flooring, radiator power points and ceiling light.

Bedroom Three

2.56m x 2.49m (8' 5" x 8' 2")
uPVC window overlooking the front of the property. Radiator, laminate flooring, power points and ceiling light.

Bathroom

2.51m x 1.65m (8' 3" x 5' 5")
Fitted with a three piece suite comprising; low level wc, wooden vanity unit with basin sink and free standing bath with shower attachment. Wood panelling surround. uPVC opaque window to the rear. Radiator and ceiling light.

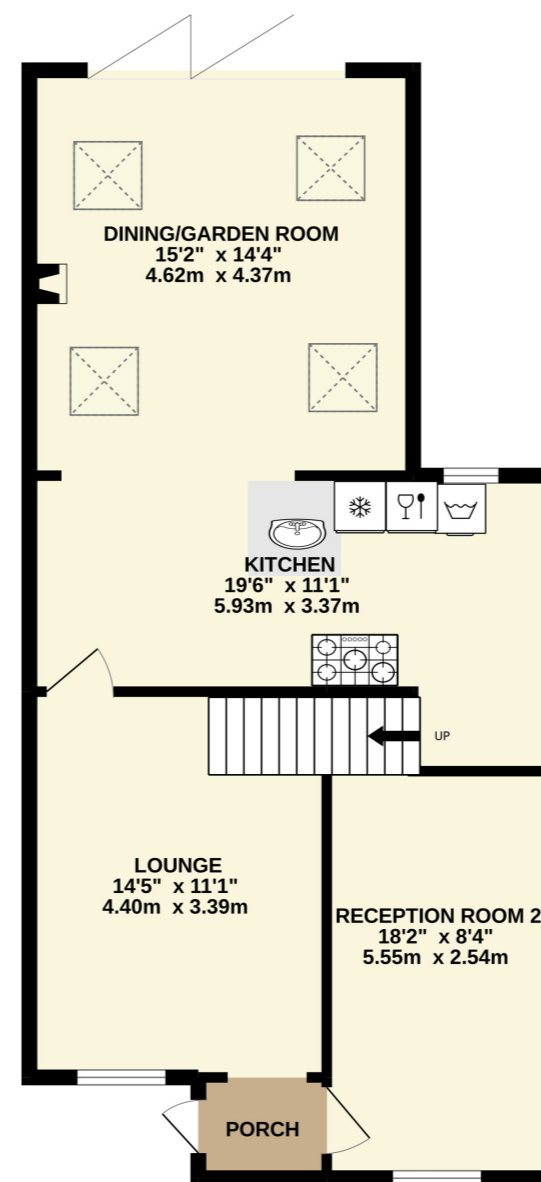
EXTERNAL

Garden

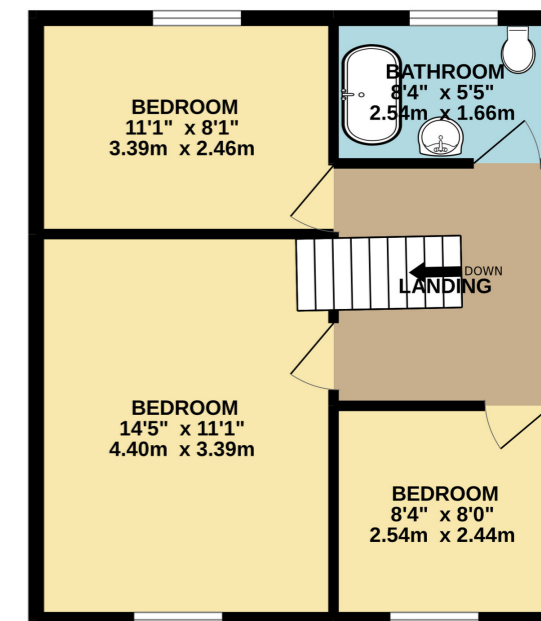
To the front of the property is a low maintenance garden with resin driveway providing off road parking.

To the rear is a fully enclosed garden by block wall and wood panel fencing. Gated access to the rear. Mainly laid to patio and graveled areas.

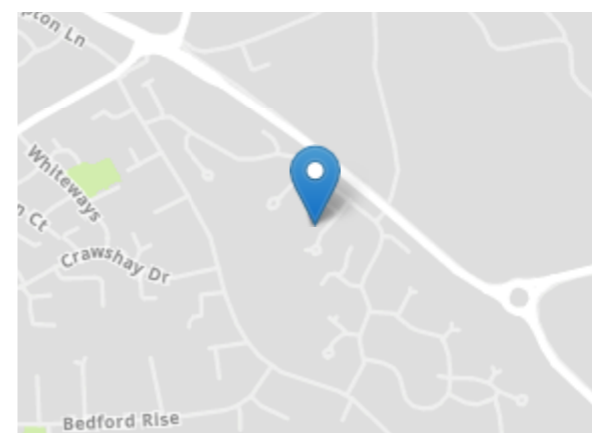
GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 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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