



19 Boverton Brook, Llantwit Major, CF61 1YG

£575,000



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A HUGE AMOUNT OF PROPERTY AND PLOTSIZE. Approximately 190 sqm of main house and an additional 40 sqm of annex. Extra benefits include southerly facing solar panels and the annex can double up as a secondary income from air B and B.

The property is a genuine one off style property and set on the small but popular Boverton Brook estate with generous parking, southerly rear garden facing onto small woodland. This detached Four Bedroom Family property has been extended to provide very versatile Family Living space which briefly includes; Entrance, Hallway, Kitchen/diner, lounge, conservatory, two reception rooms, office space, Cloakroom and utility room. The first floor has Four Bedrooms (master En-suite) and a Family Bathroom. Council Tax-F

### Entrance Hallway

2.23m x 1.73m (7' 4" x 5' 8")

Enter the property via a uPVC door with glazed side panel into the entrance hall. Carpeted flooring, door leads to office, playroom and main hallway.

### Hallway

A spacious area with exposed wooden stairs leading to the first floor. Doors lead to the Cloakroom, sitting room Room, Kitchen/Breakfast room. Ceiling light, laminate flooring, smoke alarm and radiator.

### Cloakroom

Fitted with a modern, white two piece suite. Fully tiled to all walls and a ceiling light.

### Sitting Room

3.98m x 3.92m (13' 1" x 12' 10")

uPVC double glazed window to the front. recently installed, log burner and wooden mantle. Fitted carpet, radiator, power points and ceiling light.

### Kitchen and Dining Room

7.4m x 3.6m (24' 3" x 11' 10")

uPVC double glazed window to the rear. Fitted kitchen with a range of base, wall and display units with solid walnut worktops. Gas and electric range cooker, double composite sink and drainer. A 2m Breakfast bar with solid walnut worktop, integrated dish washer, fridge and freezer. High gloss porcelain floor tiling, and skylight. Open plan design incorporating a separate seating area with space for table and chairs. Ceiling light and radiator. Doors to the Utility room, playroom and boot room. continuation of High gloss porcelain floor tiling and flat panel design radiator. uPVC double glazed French doors to the rear.

### Lounge

6.90m x 3.40m (22' 8" x 11' 2")

uPVC double glazed window to the side and Double patio doors to the Conservatory. Fitted with a feature fireplace with Electric fire inset in white & cream surround. Two ceiling lights, two radiators and 'Oak' solid wood flooring throughout.

### Conservatory

3.94m x 3.01m (12' 11" x 9' 11")

uPVC construction Conservatory with a dwarf brick wall, uPVC windows and French doors to the rear garden. Ceiling fan light, power and tiled flooring.

### Breakfast Room

3.14m x 2.51m (10' 4" x 8' 3")

Access from hallway to main kitchen. High gloss Porcelain tiled flooring. Range of units and worktops.

### Office

2.58m x 2.80m (8' 6" x 9' 2")

uPVC double glazed window to the front. Fitted carpet, radiator, power points and ceiling light.

### Playroom

4.08m x 2.58m (13' 5" x 8' 6")

uPVC double glazed window to the side. Door from office, doorway to kitchen. Fitted carpet, radiator, power points and ceiling light.

### Utility Room

3.10m x 2.08m (10' 2" x 6' 10")

High gloss porcelain flooring , plumbed for washing machine and space for tumble dryer along with additional storage.

### Boot Room

2.04m x 1.04m (6' 8" x 3' 5")

uPVC double glazed door to the rear garden. wall mounted Worcester boiler, shoe and storage area.

## FIRST FLOOR

### Landing

Landing area with doors leading to all Four Bedrooms and Bathroom. Ceiling light, smoke alarm, laminate flooring and radiator.

### Master Bedroom

5.40m x 4.56m (17' 9" x 15' ) narrowing to 2.46m

Double room with windows to the both aspects of the house. Fitted wardrobes, ample space for further furniture, carpeted flooring, ceiling light and a radiator. Door to the En-Suite.

### En-suite Bathroom

A modern, attractive bathroom fitted with a shower cubicle (with Power shower), a white wash hand basin and low level wc fitted into vanity units. Fully tiled to all walls and flooring. Heated towel rail, ceiling light and obscure glazed window to the rear.

### Bedroom 2

4.08m x 2.75m (13' 5" x 9' 0")

uPVC double glazed window to the front. Built in wall to wall wardrobes and furniture. Fitted carpet, radiator, power points and ceiling light.

### Bedroom 3

3.40m x 2.80m (11' 2" x 9' 2")

uPVC double glazed window to the rear of the property. Fitted with a range of furniture. Fitted carpet, radiator, power points and ceiling light.

### Bedroom 4

2.70m x 2.00m (8' 10" x 6' 7") plus Recess area.

uPVC double glazed window to the front. Fitted carpet, radiator, power points and ceiling light.

### Bathroom

Modern, white bathroom suite comprising, a panelled bath with shower screen and power shower, a low level wc and wash hand basin with mixer tap. Tiled flooring and walls heated towel rail, obscure glazed window to the rear.

## EXTERNAL

### FRONT AND REAR

FRONT- Brick paved driveway provides parking for 4 cars. Property has all around movement sensitive lighting and CCTV to front side and rear.

REAR- 80ft long from main house, easy maintenance with its own park (to remain) mainly laid with Indian sandstone raised patio area and paths with AstroTurf lawn. Flower beds, planters, veg patch and greenhouse. Workshop fitted with power & lighting, garden shed fitted with power. Additional storage outbuilding to the side. 6 additional external power points. Luxury 6 person hot tub (premium spec) could remain by separate negotiation.

### Annex -- Nook By The Brook

[https://kuula.co/share/collection/79P1F?](https://kuula.co/share/collection/79P1F?logo=1&card=1&info=1&logosize=40&fs=1&vr=1&gyro=0&initload=0&thumbs=1&margin=30)

logo=1&card=1&info=1&logosize=40&fs=1&vr=1&gyro=0&initload=0&thumbs=1&margin=30 Built to a high spec fully equipped and a recently added stylish log burner. This space is currently let out on Airbnb and generates an additional income of between 12-15k a year after deductions.

Lounge - 6.91m x 4.25m (22' 8" x 13' 11") uPVC double glazed patio doors to the side. Wood flooring, log burner, ceiling spotlights and electric wall heater. Range of kitchen units and breakfast bar. Single composite sink with drainer. Doorway to bathroom and bedroom. Bedroom- 4.25m x 3.08m (13' 11" x 10' 1") uPVC double glazed window to the side. Fitted carpet, electric wall heater, power points and spotlights. Bathroom- uPVC double glazed window to the side. Walk in shower cubicle, with electric shower and tiled splash backs. Wash hand basin in vanity unit and low level WC.

### Solar energy system

The property has been installed with a solar energy system which generates around 4400kws of free energy per year. There is also an additional solar i-boost system that overrides the gas & heats the water tank with the excess energy you are making (this generates around 1200kws per year) these systems are owned by the property owner and are fully transferable. They are also on a generation & feed in Tariff that generate an additional income of around £900 per year and increases annually.

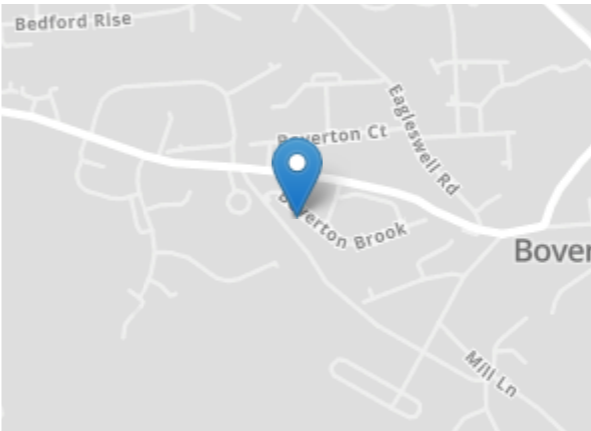


SEPERATE ANNEX APPROX. FLOOR AREA 420 SQ.FT. (39.0 SQ.M.)



GROUND FLOOR APPROX. FLOOR AREA 1321 SQ.FT. (122.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2445 SQ.FT. (227.1 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 Made with Metropix ©2019



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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.