



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

£349,995



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Welcome to this detached bungalow with garage and driveway parking. The property comprises; entrance hall, lounge, fitted kitchen/diner, rear hallway, three/four bedrooms (fourth bedroom currently used as an additional sitting room) and a bathroom. The property benefits from gas central heating and uPVC glazed windows and doors. At the rear is an enclosed private garden with a large patio area. To the front is an open plan lawned garden with driveway leading to the garage.

Entrance Hall

Enter via a uPVC glazed front door with a glazed side panel. Laminate flooring. Wired for ceiling light. Door leads to the Lounge.

Lounge

17' 4" x 13' 10" (5.28m x 4.22m)

A good size room with a window looking out to the front of the property. Wood flooring, radiator, power pints and spotlights. Doorways to kitchen and rear hallway.

Kitchen/Diner

23' 3" x 11' 9" (7.09m x 3.58m)

Modem kitchen and dining area extended into the old garage area. Range cooker, Belfast sink, stone worktop, tiled flooring, integrated dish washer and spotlights. Doorway to side entrance.

Rear Hallway

Doors lead to the bedrooms and a cupboard housing the combination boiler. Laminate flooring, wired for ceiling light. Access to the loft, doors to the Sitting Room, bedrooms and bathroom.

Bedroom 1

10' 4" x 9' 2" (3.15m x 2.79m)

A double room with space for freestanding wardrobes. Laminated flooring, radiator and wired for ceiling light. Window to the rear garden and access to the garage.

Bedroom 2

12' 2" x 10' 3" (3.71m x 3.12m)

Another good sized bedroom with a window to the rear of the property. Radiator, laminate flooring and wired for ceiling light. Space for bedroom furniture.

Bedroom 3

12' 3" x 6' 6" (3.73m x 1.98m)

A single room with a window to the rear of the property. Space for free standing wardrobes. Wired for ceiling light, radiator and laminate flooring.

Bedroom 4/Sitting Room

11' 1" x 8' 7" (3.38m x 2.62m)

Currently used as a Sitting room and bedroom four. Patio doors lead to the rear garden. Wired for ceiling light and power points. Radiator and laminate flooring.

Bathroom

A fully tiled bathroom with a modern suite in white comprising of; a low level w/c, wash hand basin and bath with a shower off-system and shower screen. Radiator and tiled flooring.

Garden

To the front of the property is an open plan garden with path to the front door and access to the garage, the lawned area is bordered with mature shrubs and a tree.

A good sized fully enclosed private garden, lawned area to the side with borders of mature shrubs and trees. Patio area to the front with a screening of mature shrubs. There is also a large patio area to the other side with space for a shed, with borders of shrubs and trees. Side access to the front of the property.

Garage

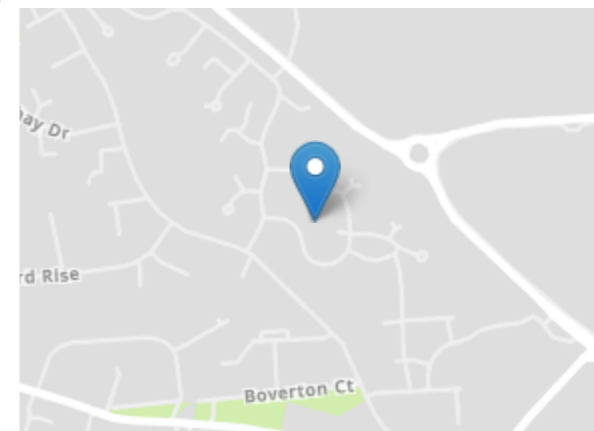
Single car garage fitted with an electric door. Wired for lighting and power points. The garage also benefits from a pit enabling easy access under a car.

GROUND FLOOR
1207 sq.ft. (112.2 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.2 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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