



64 Church Meadow, Boverton, Llantwit Major, CF61 2AT

£285,000



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A WELL PRESENTED THREE BEDROOM DETACHED PROPERTY with ground floor extension giving a utility room and bathroom. The property also offers a generous southerly facing rear garden and double parking bay. Church Meadow is situated on the outskirts of Boverton and Llantwit Major.

GROUND FLOOR

Entrance

uPVC double glazed door into internal hallway. Carpeted stairs lead to the first floor level, laminate flooring and door leading into the lounge.

Lounge

4.54m x 3.43m (14' 11" x 11' 3")
uPVC double glazed window to the front. Laminated flooring, radiator, power points and ceiling light. Door leading into the kitchen/diner.

Kitchen/diner

5.5m x 3.0m (18' 1" x 9' 10")
Fitted with a range of base and wall units with contrasting worktop over and tiled surrounds. Gas cooker with extractor hood over. Stainless steel sink and drainer. Space for fridge freezer. Peninsular worktop. Wall mounted boiler. The Dining area has French doors leading out to the rear garden. Space for dining furniture. Laminate flooring, radiator, ceiling light and power. Door leading into utility room, garage access and downstairs shower room.

Utility Room

2.5m x 2.5m (8' 2" x 8' 2")
uPVC double glazed window to the side. Space and plumbing for washing machine and space for tumble dryer. Doors leading into garage and bathroom. Spotlights and radiator.

Shower room

2.5m x 1.8m (8' 2" x 5' 11")
uPVC double glazed window to the rear. Walk in shower enclosure, low level WC. , pedestal wash hand basin.

FIRST FLOOR

Landing

Doors leading to all bedrooms and family bathroom. Location of loft access.

Bedroom One

4.26m x 2.50m (14' 0" x 8' 2")
uPVC double glazed window to the front. Fitted wardrobes, fitted carpet, radiator and power points.

Bedroom Two

3.37m x 2.44m (11' 1" x 8' 0")
uPVC double glazed window to the rear. Fitted carpet, radiator and points.

Bedroom Three

2.51m x 1.94m (8' 3" x 6' 4")
uPVC double glazed window to the rear. Fitted carpet, radiator and power points.

Bathroom

1.8m x 2.0m (5' 11" x 6' 7")
uPVC double glazed window to the rear. Walk in quadrant shower. Wash hand basin in vanity unit and low level WC. Tiled flooring and radiator.

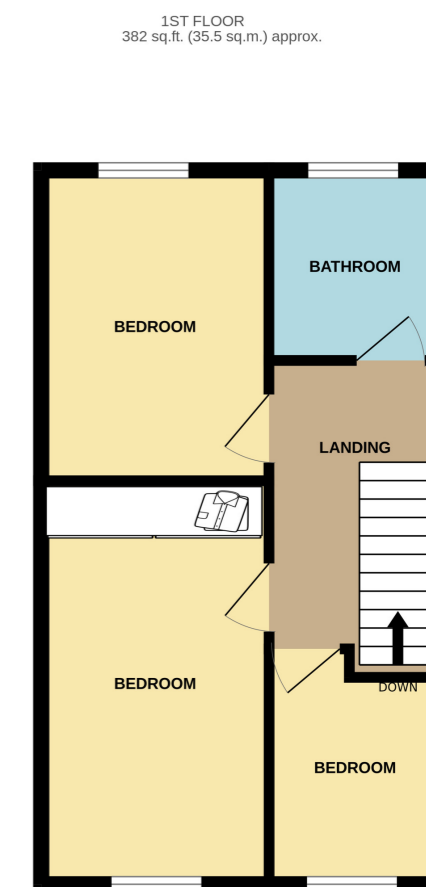
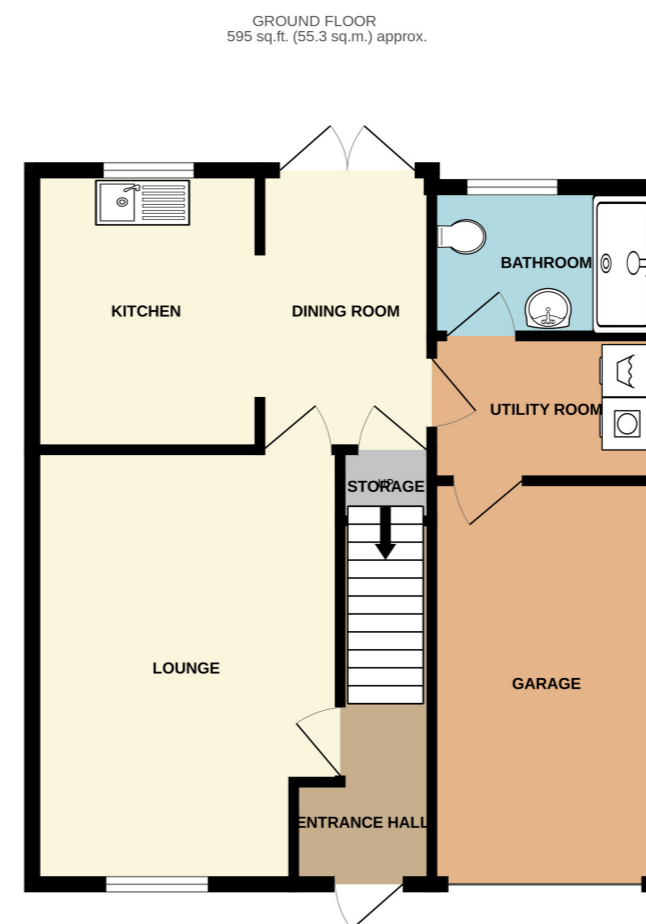
EXTERNAL

Garage

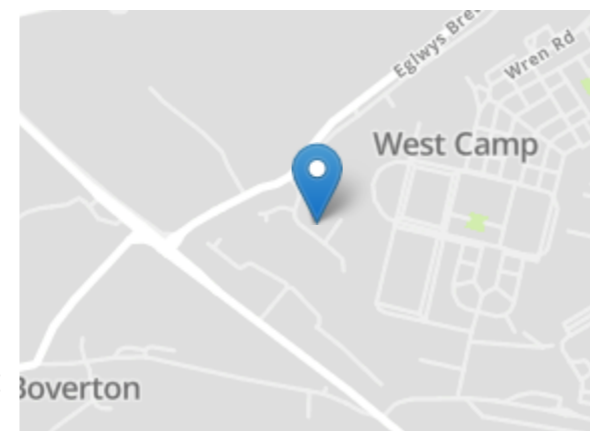
4.8m x 2.5m (15' 9" x 8' 2")
Electric roller shutter door. Electric supply to the garage.

FRONT AND REAR

Front- Paved driveway for two cars. Side access is wooden gate to the rear. Small garden area.
Rear- Enclosed by block wall and wood fencing. It is a two tiered garden with a mixture of patio and decking.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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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