



73 Eagleswell Road, Boverton, Llantwit Major, CF61 2UE

£207,500



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****INVESTMENT PROPERTY SOLD WITH TENANT IN PLACE**** Three bedroom family property recently refurbished by the current owner, with new kitchen and bathroom, briefly comprising; entrance hallway, lounge, kitchen/diner and cloakroom to the ground floor with three bedrooms and a family bathroom to the first floor. Located in Boverton, Llantwit Major within walking distance to the town centre, train station, schools and local amenities.

GROUND FLOOR

Reception Hallway

3.16m x 2.30m (10' 4" x 7' 7")

Enter the property via uPVC glazed front door into the hallway. Carpeted stairs lead to the first floor level. Doors leading into kitchen/diner and lounge. Radiator, wood flooring, ceiling light and power points.

Lounge

4.4m x 3.16m (14' 5" x 10' 4")

uPVC window overlooking the front of the property. Radiator, wood flooring, ceiling light and power points.

Kitchen/Diner

4.57m x 3.02m (15' 0" x 9' 11")

New Modern fitted kitchen with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink unit with mixer tap over. Integrated electric oven and hob with extractor hood over. Space for white goods. Walk-in pantry, cupboard with vent for tumble dryer and plumbing for washing machine. Door leading into cloakroom and to rear passageway with access into garden. Space for dining furniture. Tiled flooring, spot lights and power points. Two uPVC windows overlooking the rear of the property.

Cloakroom

Fitted with a low level w.c. and wash hand basin in vanity unit with tiled splashback. Tiled flooring. Ceiling light.

FIRST FLOOR

Landing

Doors leading to all bedrooms and family bathroom. Airing cupboard housing combination boiler. Location or loft access.

Bedroom One

3.23m x 3.03m (10' 7" x 9' 11")

uPVC window overlooking the rear of the property. Built-in wardrobes. Fitted carpet, radiator, ceiling light and power points.

Bedroom Two

3.3m x 3.2m (10' 10" x 10' 6")

uPVC window overlooking the rear of the property. Fitted carpet, radiator, ceiling light and power points.

Bedroom Three

3.26m x 2.46m (10' 8" x 8' 1")

uPVC window overlooking the front of the property. Fitted carpet, radiator, ceiling light and power points.

Bathroom

1.98m x 1.66m (6' 6" x 5' 5")

Fitted with a three piece suite comprising; modern combination vanity unit housing sink and w.c., panelled bath with shower over and glass screen. Fully tiled. Towel radiator, ceiling light. Opaque window to the rear.

EXTERNAL

Garden

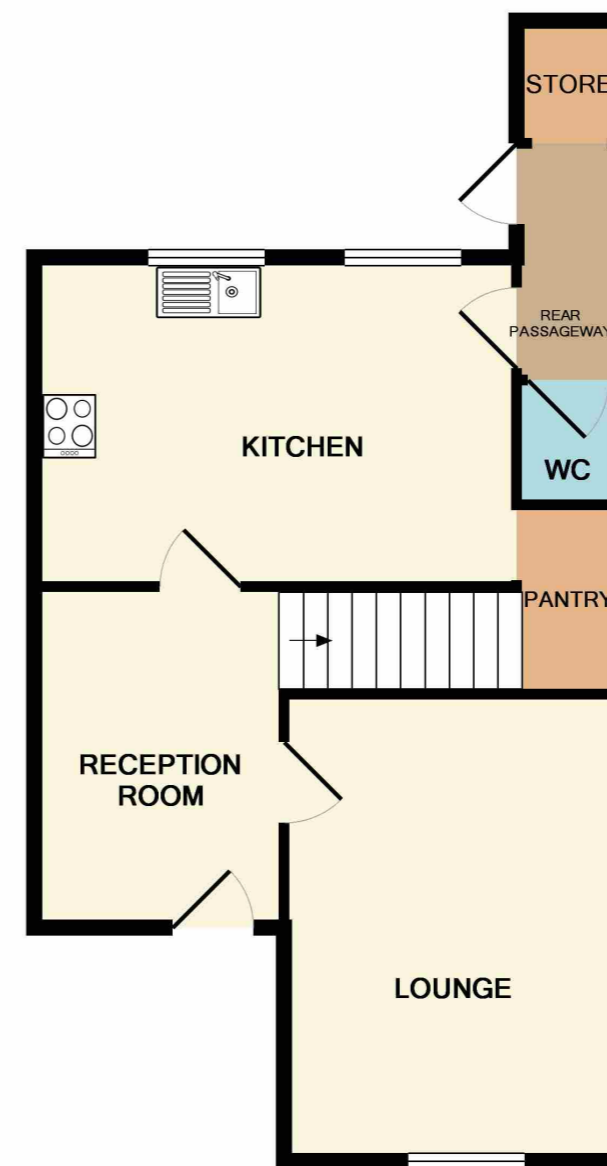
The front of the property is approached via a low maintenance garden with pathway leading to the front entrance.

To the rear is a fully enclosed garden with gated rear access. A patio area provides space for garden furniture with an area laid with artificial grass. Small storage outhouse.

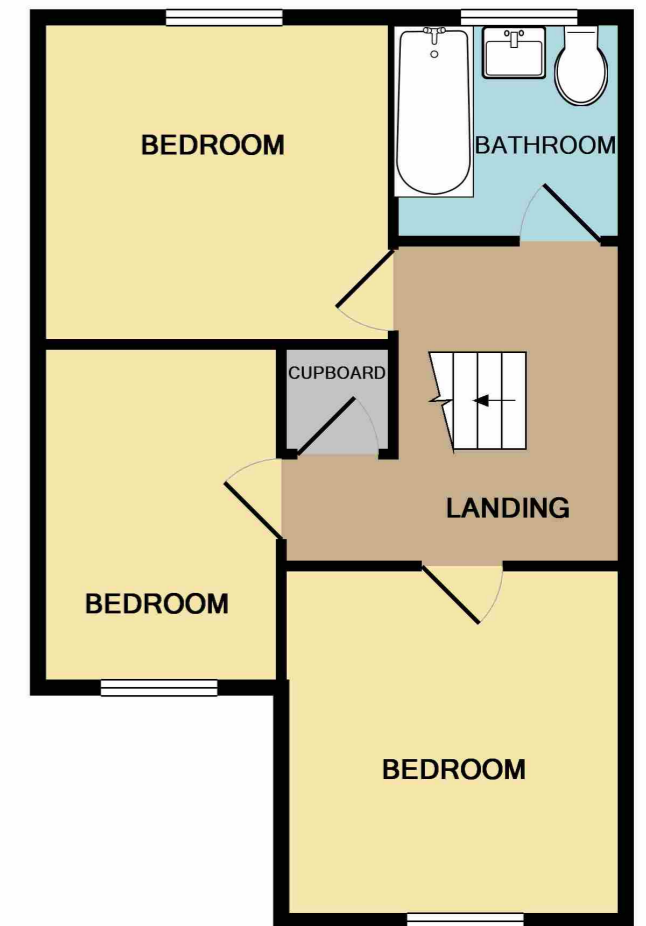
Additional Conditions

Current rent £800

Council Tax Band C



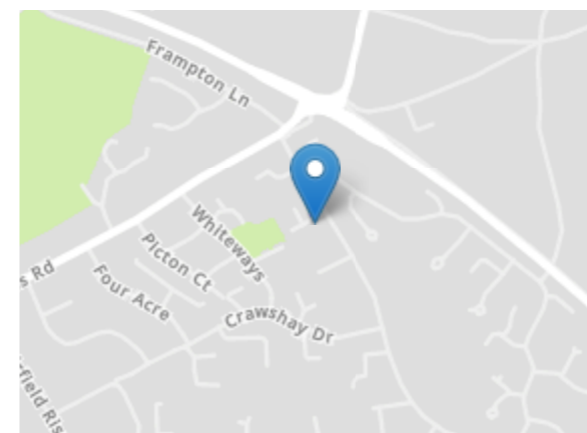
GROUND FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(41.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 904 SQ.FT. (83.9 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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

MIS REPRESENTATION ACT 1967: These Particulars Are For Guidance Only And Their Accuracy Is Not Guaranteed And Neither Do They Form Part Of Any Other Or Contract.
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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.