



45 Trebeferad, Boverton, Llantwit Major, CF61 1UX

£255,000



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THREE BEDROOM SEMI-DETACHED PROPERTY Located in Boverton village within walking distance to Llantwit Major Town with all local amenities, schools, train station and walks along the Vale Heritage Coastline. The property is briefly comprising; an entrance hallway, lounge, kitchen and bathroom to the ground floor with three bedrooms to the first floor level. Externally the property benefits from a fully enclosed good sized rear garden, garage and driveway providing off road parking for at least two vehicles. Council Tax Band D. Approx. 85 SQM of living space.

GROUND FLOOR

Entrance Porch

Enter the property via wood front door into glazed entrance porch. Door leading into hallway.

Hallway

Wood door leading into the hallway with doors leading into bathroom, lounge and kitchen. carpeted stairs lead to the first floor level. Ceiling light.

Lounge

4.90m x 3.44m (16' 1" x 11' 3")
uPVC window to the front of the property. Feature fire place with electric fire and surround. Open plan archway into sun room. Radiator, carpeted flooring, ceiling light and power.

Kitchen

3.91m x 2.58m (12' 10" x 8' 6") Longest and widest points.
Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Space and plumbing for white goods. Space for cooker , Stainless steel sink and drainer with mixer tap over. Wall mounted Combination boiler. Tiled flooring.

Sun room

4.01m x 2.91m (13' 2" x 9' 7")
uPVC double glazed French doors to rear. Space for dining furniture. Open doorway to the kitchen. Radiator, laminate flooring, power points and ceiling light.

Shower Room

1.79m x 1.6m (5' 10" x 5' 3")
Fitted with a walk-in shower cubicle, wash hand basin and low level WC. Opaque window to the side. Radiator, fully tiled to walls and flooring.

FIRST FLOOR

Landing

Doors leading to all bedrooms. Location of loft access of which is boarded and insulated. Ceiling light.

Bedroom One

4.27m x 2.52m (14' 0" x 8' 3")
uPVC windows to the front and rear of the property. Fitted wardrobes. Radiator, carpeted flooring, ceiling light and power.

Bedroom Two

3.45m x 2.51m (11' 4" x 8' 3")
uPVC window to the front of the property. Carpeted flooring, ceiling light and power.

Bedroom Three

2.53m x 2.23m (8' 4" x 7' 4")
uPVC window to the rear of the property. Radiator, carpeted flooring, ceiling light and power.

EXTERNAL

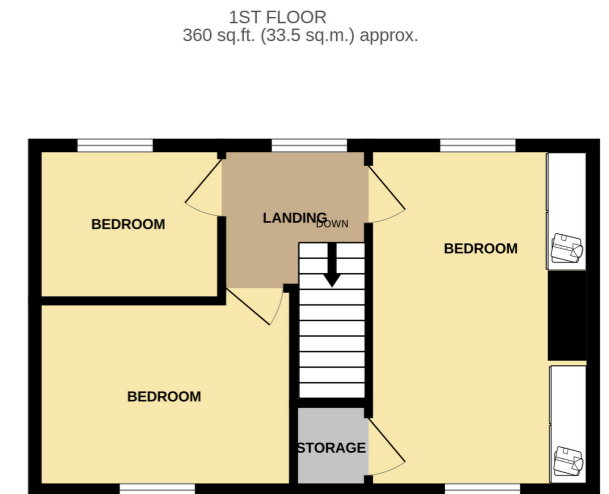
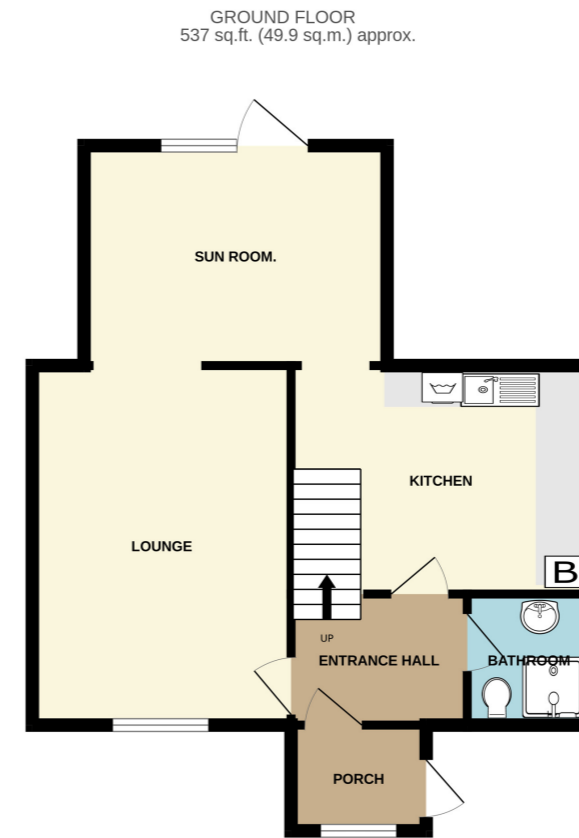
Garage

5.5m x 3.16m (18' 1" x 10' 4")
Block built with pitched roof. Fitted with an up and over door. Door and window to the side, electric supply fitted. Vented outlet for a tumble dryer.

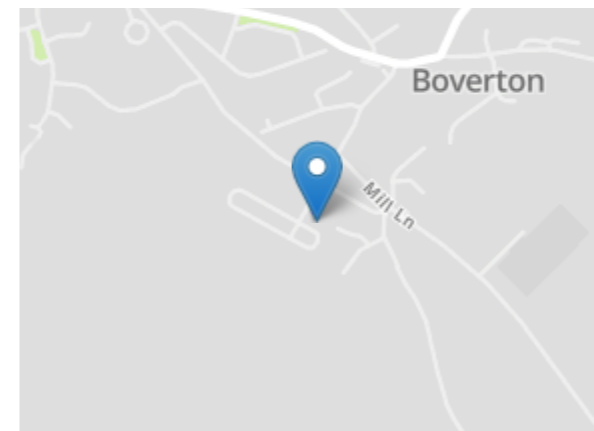
Garden

The front of the property is approached via driveway leading to the garage with path leading to the front entrance.

To the rear is a fully enclosed garden. Mainly laid to lawn with patio area and mature planting of trees and shrubs. Storage shed and a separate workshop to remain.



TOTAL FLOOR AREA : 897 sq.ft. (83.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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