

35 Bedford Rise, Boverton, Llantwit Major, CF61 2UP

£225,000



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WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY located in Llantwit Major with all local amenities, schools and train station. The property is briefly comprising; entrance hallway, living/dining room, kitchen/breakfast room to the ground floor with three bedrooms, WC and family bathroom the first floor level. The property additionally benefits from a fully enclosed south facing rear garden with outdoor workshop and block paved driveway providing off road parking for two vehicles. Council Tax Band C. EPC-C. Approximately 75 SQM of living space.

GROUND FLOOR

Entrance Hallway

1.80m x 1.63m (5' 11" x 5' 4")

Enter the property via part glazed composite front door into the hallway. Built-in storage cupboard. Doors to kitchen/breakfast room and lounge/dining room. Stairs to first floor. Laminate flooring, ceiling light and radiator.

Lounge/Dining

5.87m x 3.61m (19' 3" x 11' 10")

A dual aspect room with uPVC window to the front and uPVC French doors to the rear garden with windows to the side. Radiator, laminate flooring, ceiling lights and power.

Kitchen/Breakfast Room

5.18m x 3.30m (17' 0" x 10' 10")

Fitted with a range of base and wall units with matching work surfaces over. Integrated electric oven and induction hob with extractor hood over. Fridge and freezer, washing machine to remain. Stainless steel sink and drainer with mixer tap over. Cupboard housing boiler (fitted 2023). Understairs storage cupboard. uPVC window and door to the rear of the property.

FIRST FLOOR

Landing

Carpeted stairs and landing area with doors lead to all bedrooms, WC and bathroom. Location of the airing cupboard. Ceiling light and power points.

Bedroom One

4.06m x 3.61m (13' 4" x 11' 10")

uPVC window overlooking the front of the property. Dressing cupboard (2'11" x 5'5") providing storage space with hanging rails and light fitted. Radiator, carpeted flooring, ceiling light and power.

Bedroom Two

4.06m x 2.67m (13' 4" x 8' 9")

uPVC window overlooking the front of the property. Built-in wardrobes with sliding-doors. Radiator, carpeted flooring, ceiling light and power.

Bedroom Three

2.39m x 2.69m (7' 10" x 8' 10")

uPVC window overlooking the rear of the property. Radiator, carpeted flooring, ceiling light with fan and power.

Bathroom

1.73m x 1.63m (5' 8" x 5' 4")

Fitted with a two piece suite comprising; wash hand basin set into modern vanity unit and panelled bath with mains fed shower and glass screen. uPVC opaque window to the rear, LED spot lights, vinyl flooring.

Separate WC

0.76m x 1.45m (2' 6" x 4' 9")

Fitted with a low level WC. Opaque window to the rear. Vinyl flooring, ceiling light.

EXTERNAL

Garden

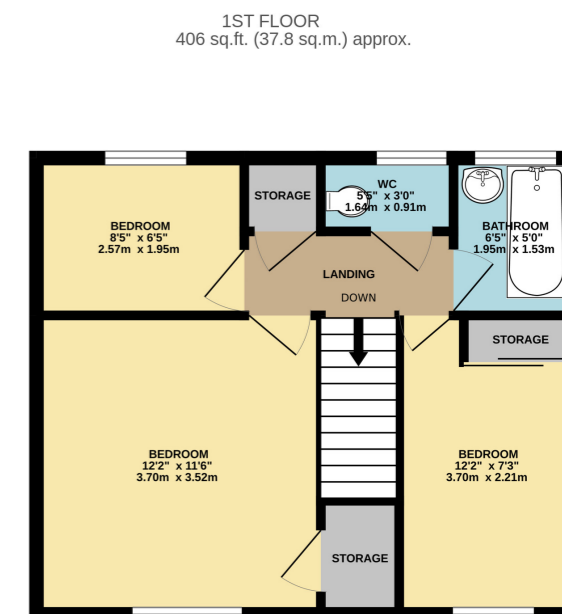
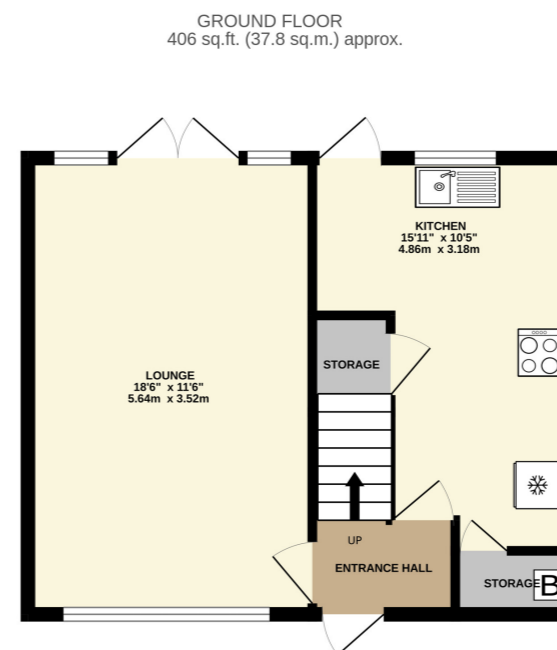
To the front of the property is a landscaped garden with a lawned area with some mature planting and paved pathway leading to the front door. Block paved driveway to the side providing off road parking for two vehicles. Gated access to the rear.

To the rear of the property is a fully enclosed south facing garden with a mixture of decking, paved and lawned areas. Block build workshop with lighting and power points. Gated access to the rear of the garden.

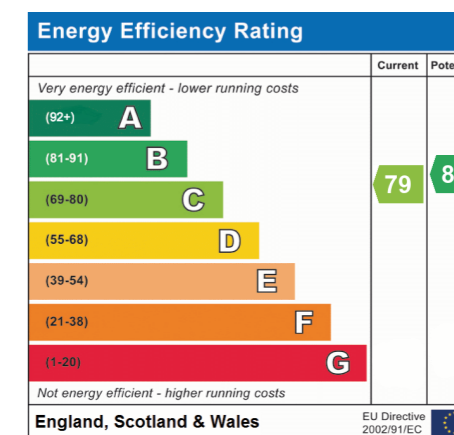
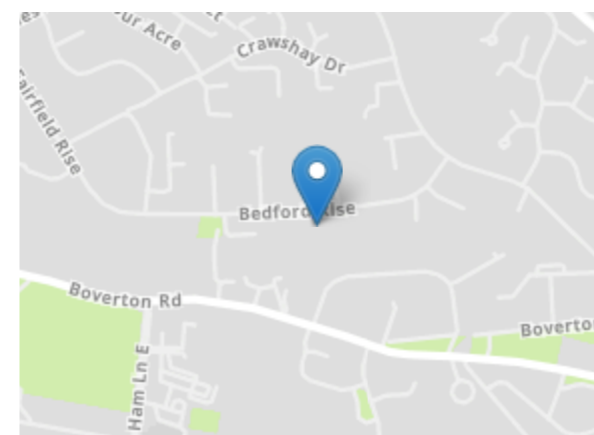
Workshop

8' 03" x 14' 0" (2.51m x 4.27m)

Block built workshop with LED spotlights, power points, uPVC window and door.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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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