



2 Bedford Rise, Boverton, Llantwit Major, CF61 2UN

£225,000



1 Pound Field, Llantwit Major, Vale Of Glamorgan, CF61 1DL

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A wonderfully presented three bedroom end terrace property. The property has recently benefitted from some well thought out reshaping, along with a new kitchen and south facing solar panels which give the property a B rating for the EPC. The property also benefits from private parking and a generous rear garden. Approximately 80SQm of living space. Council tax C.

**GROUND FLOOR**

**Entrance**  
 uPVC double glazed front door to porch, main building door to the hallway. The hallway offers a doorway to the lounge, doorway to the kitchen and stairs to the first floor level.

**Lounge**  
 3.81m x 3.80m (12' 6" x 12' 6")  
 uPVC double glazed window to the front. Carpeted flooring, radiator and power points. ( Currently being used as a bedroom).

**Kitchen/diner**  
 5.81m x 2.95m (19' 1" x 9' 8")  
 Upvc double glazed window and patio doors to the rear. Range of base and wall units with fixed wood worktop and Belfast sink., cushion flooring, radiator and power points.

**First floor**  
**Landing**  
 Doorways to three bedrooms, bathroom, airing cupboard and loft access.

**Bedroom one**  
 12' 11" x 11' 0" (3.94m x 3.35m)  
 uPVC double glazed window to the front. Wood flooring, radiator, power points and ceiling light.

**Bedroom two**  
 10' 11" x 9' 10" (3.33m x 3.00m)  
 uPVC double glazed window to rear. Wood flooring, radiator, power points and ceiling light.

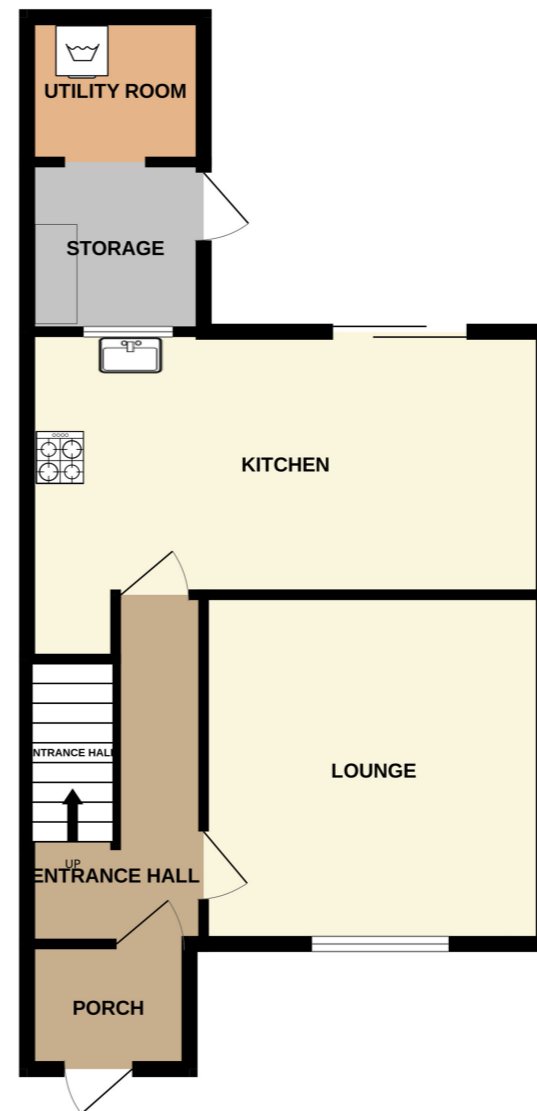
**Bedroom three**  
 9' 5" x 9' 4" (2.87m x 2.84m)  
 uPVC double glazed window to the front, wood flooring, radiator, power points and ceiling light.

**Bathroom**  
 7' 9" x 5' 5" (2.36m x 1.65m)  
 uPVC double glazed window to the rear. Panelled enclosed bath, low level WC. Wash hand basin and pedestal.

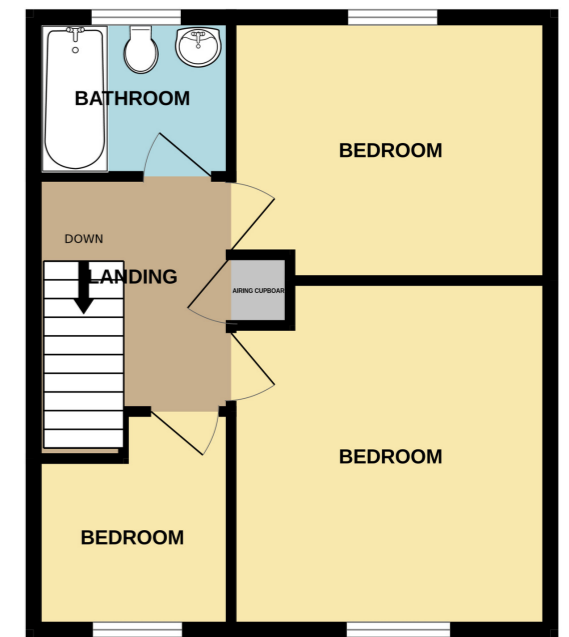
**EXTERNAL FRONT AND REAR**  
 Front- Gated driveway to brick based driveway.  
 Rear - A mixture of patio , decking and grass. Block built shed and utility room. Garden is enclosed by block wall and wood panel fencing and wooden gate to the rear.

**Utility room**  
 Accessed from the garden. With electric and water supply. Location of washing machine and extra built in storage. Cushion flooring.

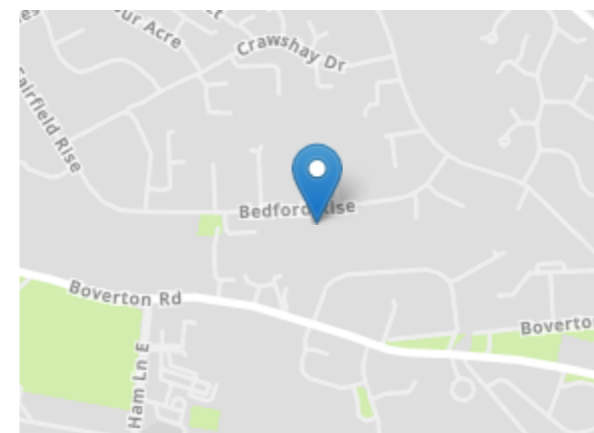
GROUND FLOOR  
 533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
 430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.4 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+) <b>A</b>		
(81-91) <b>B</b>	87	92
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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