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THREE BEDROOM DETACHED PROPERTY IN POPULAR BOVERTON BROOK LOCATION. To the front are open views of small woodland area and Boverton Castle. The property is offered with no on going chain. The property is found in good order with a generous lounge, kitchen diner area, downstairs W.C. Utility room and garage access (with electric door). The first floor has three bedrooms and bathroom. To the front of the property is a generous, brick pave driveway with access to the rear and garage. The rear is enclosed with a mixture of patio and grass area along with a block built shed.

GROUND FLOOR

Entrance

UPVC double glazed front door to inner hallway. Doorway leads to the lounge, downstairs WC and access to utility room, rear and garage.

Lounge

5.97m x 3.94m (19' 7" x 12' 11")
 Large UPVC double glazed window to the front. Carpeted flooring (wood strip maple under the carpet). Feature fire place, double and single doorway to the kitchen.
 Carpeted stairs to the first floor level, radiator and power points. Feature gas fire and surround.

Kitchen

5.97m x 2.72m (19' 7" x 8' 11")
 UPVC double glazed French doors and a window to the rear. Range of base and wall units with fixed worktop over. Stainless steel bowl and drainer, gas hob with electric oven under and extractor fan over. Built in fridge, wood strip flooring, radiator and power points

FIRST FLOOR

Landing

UPVC double glazed window to the side.
 Carpeted flooring, doorways to three bedroom, family bathroom and loft access.

Bedroom

3.91m x 2.77m (12' 10" x 9' 1")
 UPVC double glazed window to the front.
 Carpeted flooring, radiator and power points.

Bedroom

3.53m x 2.77m (11' 7" x 9' 1")
 UPVC double glazed window to the rear.
 Fitted cupboards, fitted carpet, radiator and power points.

Bedroom

2.69m x 2.08m (8' 10" x 6' 10")
 UPVC double glazed window to the front.
 Built in cupboard, carpeted flooring ,radiator and power points.

Bathroom

UPVC double glazed window to the rear.
 Walks in shower cubicle, low level WC.
 Wash hand basin in vanity unit. Cushion flooring and radiator.

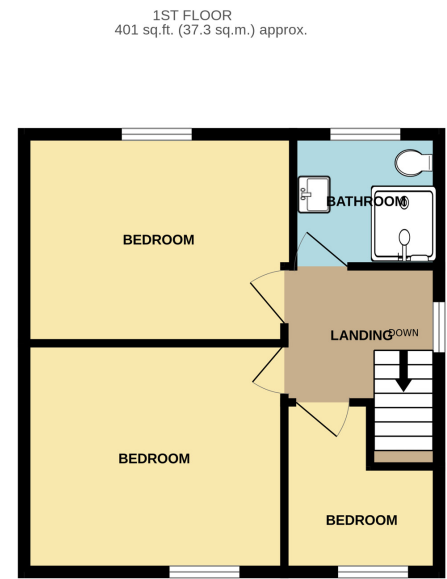
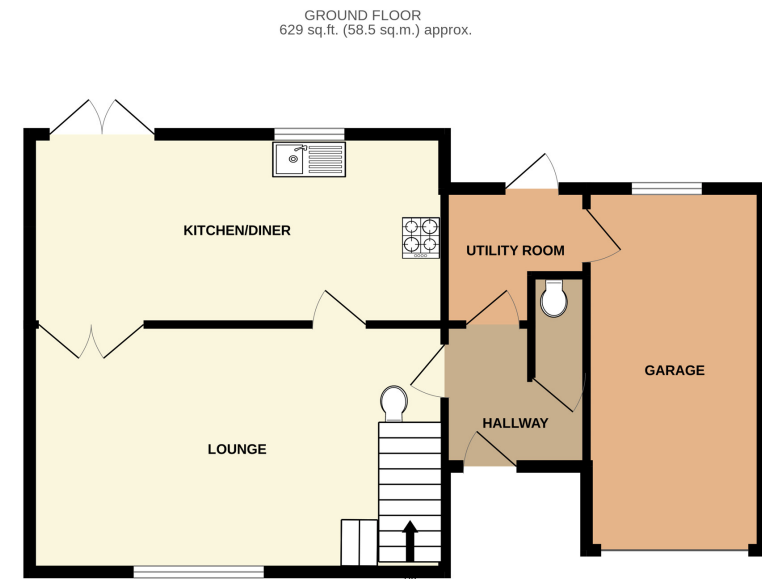
External

Gardens

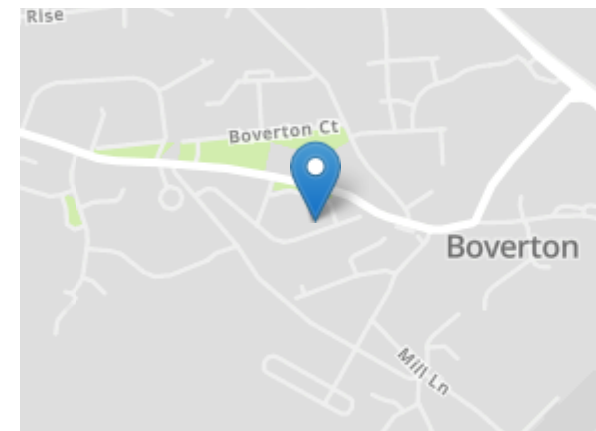
To the front is brick paved driveway, gated access to the rear and garage access via electric door. Grass verge area.
 To the rea of the property is a mixture of patio and gras areas. A block built shed and enclosed by block built wall and wood panel fencing

GARAGE

5.18m x 2.51m (17' 0" x 8' 3")
 Electric roller shutter door. Spacious garage area with doorway access from the min build and window to the rear.



TOTAL FLOOR AREA : 1031 sq.ft. (95.7 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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