



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

£129,995



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INVESTMENT OPPORTUNITY. FIRST FLOOR FLAT located in Llantwit Major within short walking distance to the town centre, train station and all local amenities. The property is briefly comprising; two bedrooms, lounge, kitchen/diner and family bathroom. Additionally the property benefits from gas central heating, uPVC double glazed doors and windows. The Ground rent can is approximately £300.00 per year which includes building insurance and lease is 125 tears from 1989.

Hall
4.14m x 0.98m (13' 7" x 3' 3")
Enter the property via a uPVC door into the hallway with doors leading to all bedrooms, bathroom, lounge and kitchen. Laminate flooring, radiator, power points.

Lounge
3.85m x 3.93m (12' 8" x 12' 11")
uPVC window overlooking the rear of the property. Feature gas fire with surround and hearth to the main wall. Radiator, laminate flooring, power points.

Kitchen/diner
4.06m x 3.02m (13' 4" x 9' 11")
Fitted with a range of base and wall units with contrasting work surfaces over. Stainless steel sink unit with mixer tap over. Integrated gas oven with ceramic hob and extractor fan over. Breakfast bar area. Space and plumbing for white goods. Space for fridge/freezer. Space for dining furniture. Laminate flooring, radiator, power points.

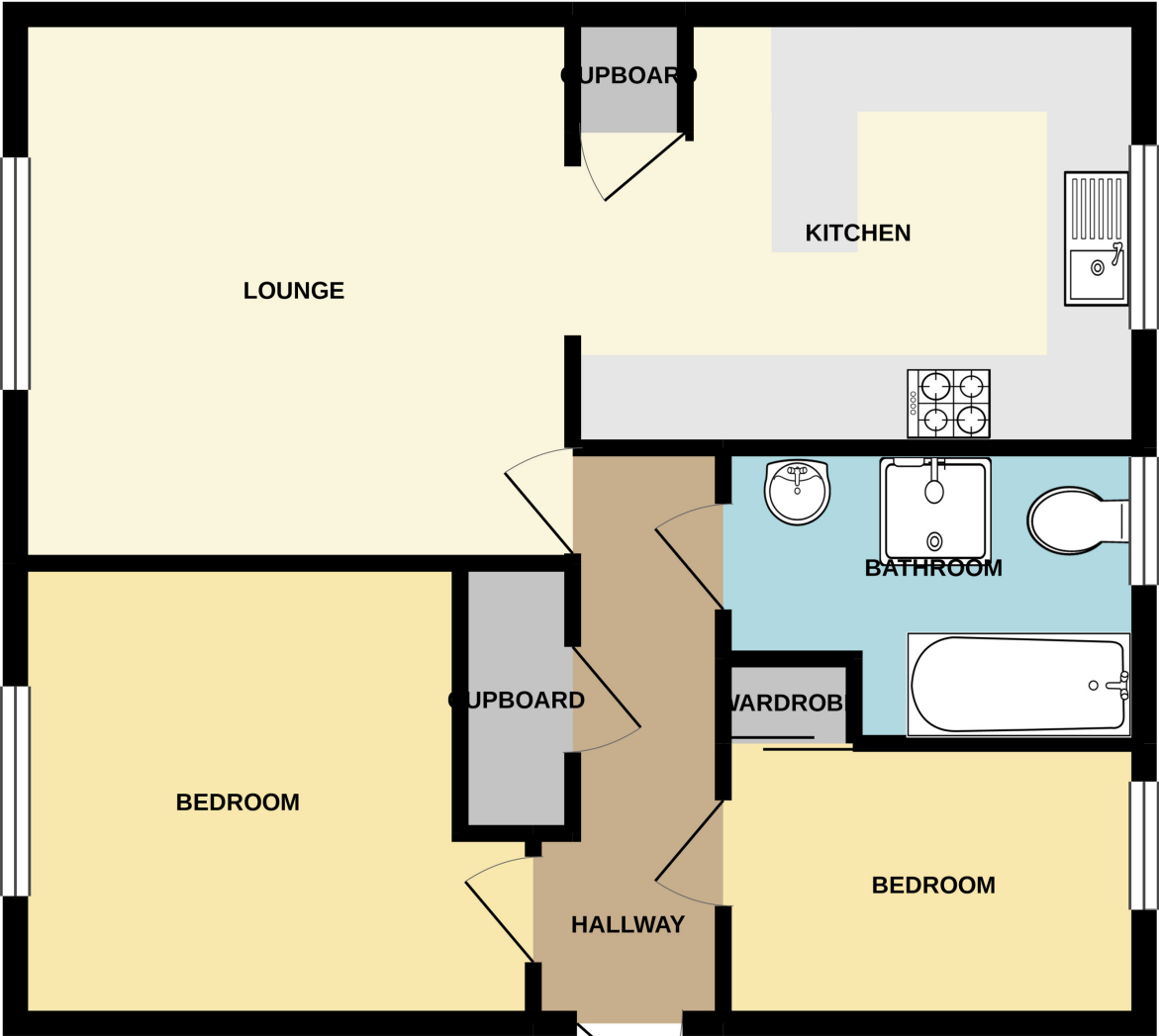
Bathroom
2.95m x 2.08m (9' 8" x 6' 10")
Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin, corner bath. Walk-in shower cubicle. Fully tiled with vinyl flooring, radiator. Opaque window to the rear.

Bedroom One
3.26m x 2.99m (10' 8" x 9' 10")
uPVC window overlooking the rear of the property. Radiator, laminate flooring, power points.

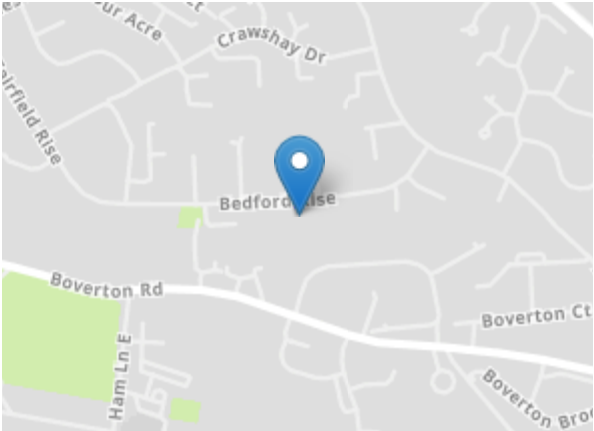
Bedroom Two
2.94m x 1.95m (9' 8" x 6' 5")
uPVC window overlooking the front of the property. Radiator, laminate flooring, power points.

EXTERNAL
Garden
The property is approached via a pathway leading to the front entrance. With an area mainly laid to lawn.

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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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