



37 Harding Close, Boverton, Llantwit Major, CF61 1GX

£315,000



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THREE BEDROOM DETACHED PROPERTY Located in Boverton, Llantwit Major within easy reach of all local amenities, schools, train station and the Vale Heritage Coastline. The property is briefly comprising; lounge, kitchen, dining room and conservatory to the ground floor. To the first floor are three bedrooms and family bathroom. Externally the property benefits from a garage and off road parking to the front with a fully enclosed garden to the rear. Council Tax Band D.

GROUND FLOOR

Entrance Porch

Enter the property via uPVC front door into the porch with laminate flooring. Door into lounge.

Lounge

5.30m x 6.02m (17' 5" x 19' 9")
uPVC windows to the front. Feature log burner. Stairs to first floor. Open-plan into dining room. Radiator, laminate floor, ceiling light and power.

Dining Room

3.38m x 2.49m (11' 1" x 8' 2")
uPVC patio doors into conservatory. Space for dining furniture. Radiator, laminate floor, ceiling light and power.

Kitchen

3.48m x 2.49m (11' 5" x 8' 2")
Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Under-stairs storage cupboard. Space for cooker. Extractor hood. Space and plumbing for washing machine. Integrated fridge and dishwasher. Ceramic floor tiles. Ceiling light and power.

Conservatory

3.40m x 2.84m (11' 2" x 9' 4")
uPVC french doors leading out to the rear garden. Radiator, ceramic floor tiles.

FIRST FLOOR

Landing

Doors leading to all bedrooms and family bathroom. Location for loft access.

Bedroom One

4.34m x 3.38m (14' 3" x 11' 1")
uPVC window to the rear. Radiator, carpeted flooring, ceiling light and power.

Bedroom Two

3.32m x 3.12m (10' 11" x 10' 3")
uPVC window to the front. Radiator, carpeted flooring, ceiling light and power.

Bedroom Three

2.51m x 2.56m (8' 3" x 8' 5")
uPVC window to the front. Radiator, carpeted flooring, ceiling light and power.

Bathroom

2.49m x 2.51m (8' 2" x 8' 3")
Three piece suite comprising; wash hand basin set into vanity style unit, low level WC, panelled bath with electric shower over. Airing cupboard housing hot water tank. Tiled to walls and floor. Radiator, ceiling light. uPVC opaque window to the rear.

EXTERNAL

Garage

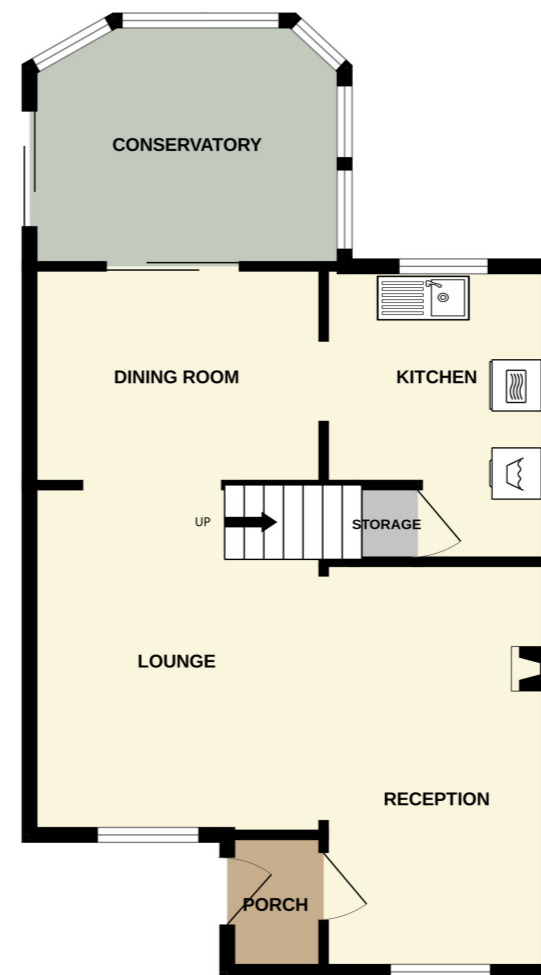
7.18m x 3.38m (23' 7" x 11' 1")
Integral Garage with up and over door. Light and power. Timber window and glazed door to the rear.

Garden

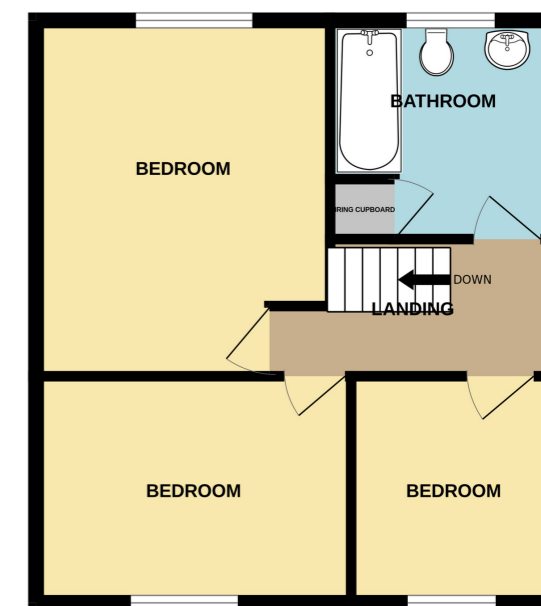
To the front of the property is approached via driveway leading to the garage with a lawned area to the side. Wrought iron gated side entrance to the rear garden.

To the rear of the property is a fully enclosed garden mainly laid to lawn with some mature planting and a patio area providing space for garden furniture. Garden shed. Area at the rear is under Network Rail.

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.

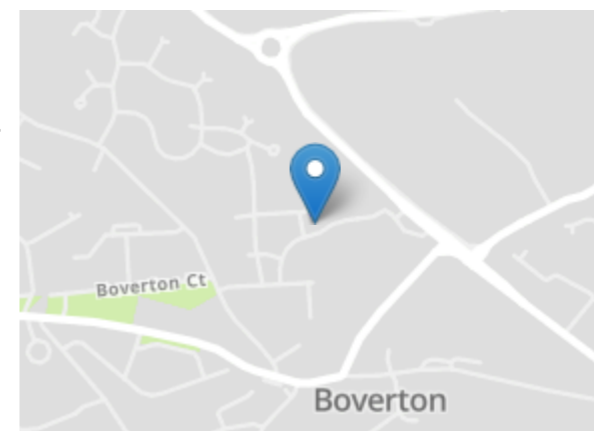


1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	60	
(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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