



21 Cardigan Crescent, Boverton, Llantwit Major, CF61 2GP

£305,000



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

Tel No 01446 794433. E-Mail [info@brightermoves.co.uk](mailto:info@brightermoves.co.uk)

Web [www.brightermoves.co.uk](http://www.brightermoves.co.uk)



MODERN AND STYLISH THREE BEDROOM DETACHED PROPERTY located in Boverton, Llantwit Major within close proximity to all local amenities, schools and train station. The property is comprising, hallway, lounge, kitchen/diner to the ground floor with three bedrooms and family bathroom to the first floor level. Externally the property benefits from a fully enclosed mature garden to the rear. Garage and block paved driveway providing parking for multiple vehicles. Council Tax Band D. Approximately 84 Square meters or 904 Square foot of living space.

**GROUND FLOOR**

**Hallway**

uPVC double glazed front door to inner porch.

Doorway to lounge. Small window to the side.

**Lounge**

5.85m x 3.97m (19' 2" x 13' 0")

uPVC double glazed window to the front. Doors leading into garden and kitchen/diner, carpeted stairs to the first floor level with glass effect balustrade. Feature fireplace with surround and hearth. Laminate flooring, radiator, ceiling light and power.

**Kitchen/Diner**

6.78m x 2.51m (22' 3" x 8' 3")

Modern kitchen fitted with range of base and wall units with contrasting worksurfaces over. Stainless steel sink and drainer with mixer tap over. Built-in electric ovens and microwave. Five ring gas hob with extractor hood over. Integrated fridge/freezer, washing machine, dishwasher and wine fridge. uPVC window to the rear. Dining area with space for furniture, uPVC window to the front. Radiator, laminate flooring, spot lights and power.

**FIRST FLOOR**

**Landing**

Doors leading to all bedrooms and family bathroom. Location of Loft access. Ceiling light and power.

**Bathroom**

2.50m x 2.22m (8' 2" x 7' 3")

Fitted with a three piece suite comprising; low level WC, wash hand basin in vanity unit, panelled bath with shower over and glass screen. uPVC obscure window to the rear of the property. Radiator and ceiling light.

**Bedroom One**

3.97m x 3.63m (13' 0" x 11' 11")

uPVC window overlooking the front. Fitted cupboards, carpeted flooring, radiator, ceiling light and power.

**Bedroom Two**

2.50m x 3.00m (8' 2" x 9' 10")

Window overlooking the rear. Carpeted flooring, radiator, ceiling light and power.

**Bedroom Three**

2.77m x 2.52m (9' 1" x 8' 3")

uPVC window overlooking the front. Carpeted flooring, radiator, ceiling light and power.

**EXTERNAL**

**Garden**

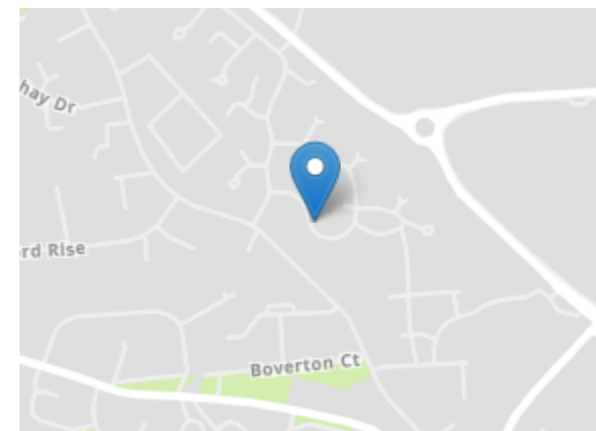
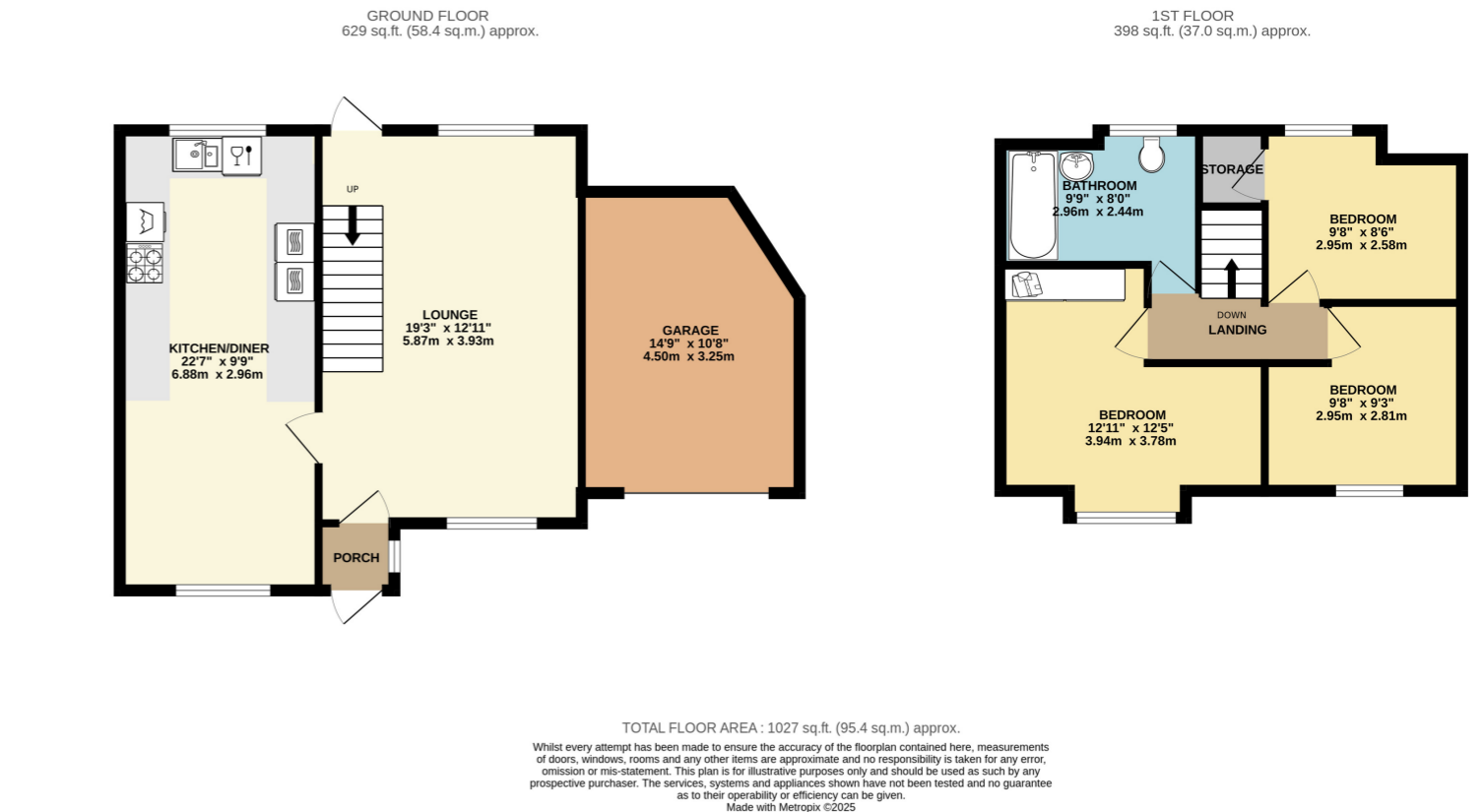
Low maintenance block paved driveway leading to the garage. Parking for multiple vehicles and gated access to the rear.

To the rear is a fully enclosed garden with a patio area providing space for garden furniture stepping up onto a lawned area with mature planting of hedge and shrubs with a secondary patio area to the rear.

**Garage**

4.57m x 3.26m (15' 0" x 10' 8") Longest and widest parts.

Fitted with an up and over door. Electric supply



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**MIS REPRESENTATION ACT 1967:** These Particulars Are For Guidance Only And Their Accuracy Is Not Guaranteed And Neither Do They Form Part Of Any Other Or Contract.

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