



32 Eagleswell Road, Boverton, Llantwit Major, CF61 2UG

£520,000



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BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED DORMA BUNGALOW with stunning gardens offers flexible living accommodation with the added bonus of a SEPARATE ANNEX providing space for visiting family or the possibility of providing an income. Located in Boverton within short distance to all local amenities, schools, train station and the vale heritage coastline. The property comprises of; entrance hallway, kitchen/diner/family room, two bedrooms, utility room, family bathroom and lounge to the ground floor with a further two bedrooms one with En-suite to the first floor. The property additionally benefits from a garage and off road parking for multiple vehicles. Approximately 147 SQM. VIEWING COMES HIGHLY RECOMMENDED.

GROUND FLOOR

Hallway

Enter the property via a composite front door into the hallway with carpeted stairs leading to the first floor and doors leading to all ground floor rooms. Radiator, hardwood flooring, wired for ceiling light and power.

Kitchen

4.82m x 3.68m (15' 10" x 12' 1")
Fully fitted bespoke kitchen with granite worktops, built in sink and drainer with mixer tap over. Rangemaster cooker with matching extractor fan over. Rangemaster fridge freezer and intergrated dish washer. PVC Sash windows overlooking the front of the property with velux windows providing extra light from the vaulted ceilings. Space for dining table and chairs, hardwood flooring and open plan design through into family room.

Family Room

5.83m x 3.52m (19' 2" x 11' 7")
Living room with continuation of hardwood flooring, log burner effect gas fire, Tri-folding doors leading out into the rear garden. Wired for ceiling light and power.

Lounge

5.96m x 3.61m (19' 7" x 11' 10")
PVC French doors and windows looking out into rear garden. Feature solid fuel burner with surround mantle and slate hearth to the main wall. Two radiators and carpeted flooring. wired for ceiling light and power.

Bedroom Three

3.62m x 2.88m (11' 11" x 9' 5")
uPVC double glazed sash windows overlooking the front of the property with radiator below. Carpeted flooring, wired for ceiling light and power.

Bedroom Four

3.02m x 2.64m (9' 11" x 8' 8")
Window overlooking the side of the property with radiator below, carpeted flooring, wired for ceiling light and power.

Bathroom

4.14m x 1.88m (13' 7" x 6' 2")
Fitted with a free standing roll top bath, walk-in quadrant shower, wash hand basin set in modern vanity style unit, and a low level w/c. Fully tiled, obscure sash window, wired for ceiling light and power. Location of wall mounted combination boiler.

Utility Room

2.97m x 2.86m (9' 9" x 9' 5")
Window and door leading to the side of the property. Fitted with a range of base and wall units with matching work surfaces over. Sink unit with mixer tap over. Plumbing and space for washing machine and space for tumble dryer. Tiled flooring, radiator, wired for ceiling light and power.

Office Room

2.65m x 1.88m (8' 8" x 6' 2")
Window overlooking the side of the property. Shelving for storage, laminate flooring, wired for ceiling light and power.

FIRST FLOOR

Bedroom One

4.90m x 3.53m (16' 1" x 11' 7")
Window overlooking the rear of the property. With exposed beams, radiator, carpeted flooring, wired for ceiling light and power.

En-Suite

2.13m x 1.96m (7' 0" x 6' 5")
En-suite comprising; low level w/c, wash hand basin set in modern vanity unit and separate walk in shower cubicle. Tiled to walls with vinyl flooring, towel radiator, wired for ceiling light and power.

Bedroom Two

3.62m x 2.91m (11' 11" x 9' 7")
Window overlooking the side of the property. Storage built into the eaves, radiator, carpeted flooring, wired for ceiling light and power.

EXTERNAL

Garden

To the front of the property is a low maintenance fully paved garden with a driveway leading to the garage, providing parking for up to three vehicles. Fully enclosed via brick and wood panelled wall.

Beautiful generous rear garden with a mixture of boarders and raised planters with of plants, trees and shrubs with a variety of grass, decking and patio areas. Enclosed by wood fencing and side access to the front of the property. There is also garage access from the rear.

Annex

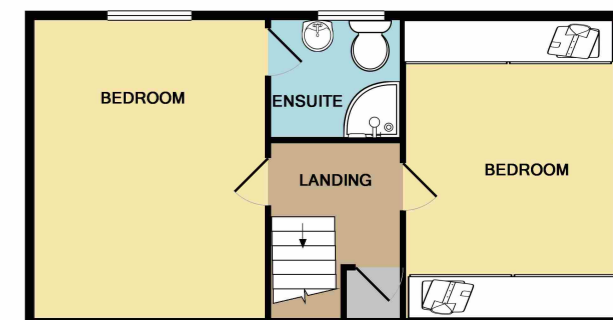
(6.30m x 4.42m) 20' 8" x 14' 6" Approx.
Annex providing extra living accommodation, incorporating a bathroom with walk-in shower, wash hand basin and low level WC. Radiator, laminate flooring, wired for ceiling light and power.

Garage

Up and over door with door leading into rear garden. Wired for light and power.



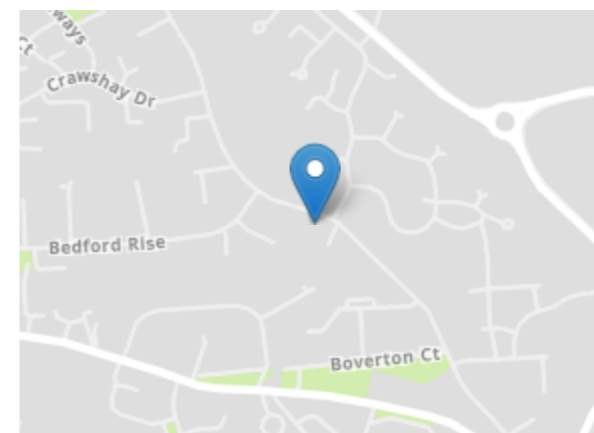
GROUND FLOOR
APPROX. FLOOR
AREA 1744 SQ.FT.
(162.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 493 SQ.FT.
(45.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2237 SQ.FT. (207.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(69-80) C		77
(55-68) D	59	
(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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