



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

£325,000



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THREE/FOUR BEDROOM DETACHED PROPERTY conveniently located in Boverton within close proximity to Llantwit Major town and all local amenities, schools and train station. The property is briefly comprising; entrance porch, lounge, dining room, kitchen to the ground floor with three bedrooms one with en-suite and a family bathroom to the first floor. The property additionally benefits from a partially converted integral garage and a generous, southerly facing, mature garden to the rear, offering potential for extensions. Council Tax Band E. Seller is motivated to sell.

## GROUND FLOOR

### Porch

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

### Lounge

4.62m x 3.46m (15' 2" x 11' 4")

uPVC window to the front of the property. Door into dining room. Radiator, ceiling light and power.

### Dining Room

2.77m x 3.60m (9' 1" x 11' 10")

uPVC patio doors leading out to the rear garden. Space for dining furniture. Carpeted stairs lead to the first floor. Radiator, ceiling light and power.

### Kitchen

4.48m x 2.62m (14' 8" x 8' 7")

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink unit with mixer tap over. Space and plumbing for white goods. Location of Ideal Mexico Boiler. Two uPVC windows and door out to the rear.

### Garage/Reception room 2

5.72m x 2.55m (18' 9" x 8' 4")

Partially converted with potential to re-instate as a garage or convert to reception room two, downstairs WC and utility room. Upvc double glazed door to side entrance with gated access to the rear or driveway.

## FIRST FLOOR

### Landing

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

### Bedroom One

4.53m x 2.69m (14' 10" x 8' 10") x 4.12

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

### En Suite

2.63m x 1.98m (8' 8" x 6' 6")

Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath with shower over. Radiator, vinyl flooring and ceiling light.

### Bedroom Two

3.10m x 3.49m (10' 2" x 11' 5")

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

### Bedroom Three

2.65m x 2.92m (8' 8" x 9' 7")

uPVC window to the rear. Fitted wardrobes. Carpeted flooring, radiator, ceiling light and power.

### Bathroom

2.26m x 1.70m (7' 5" x 5' 7")

Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and walk in shower cubicle. Radiator, vinyl flooring and ceiling light. Opaque window to the

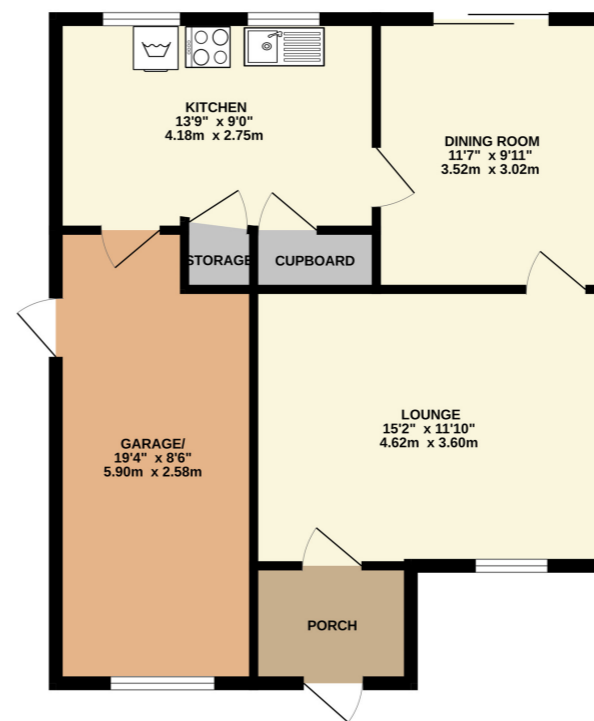
## EXTERNAL

### Garden

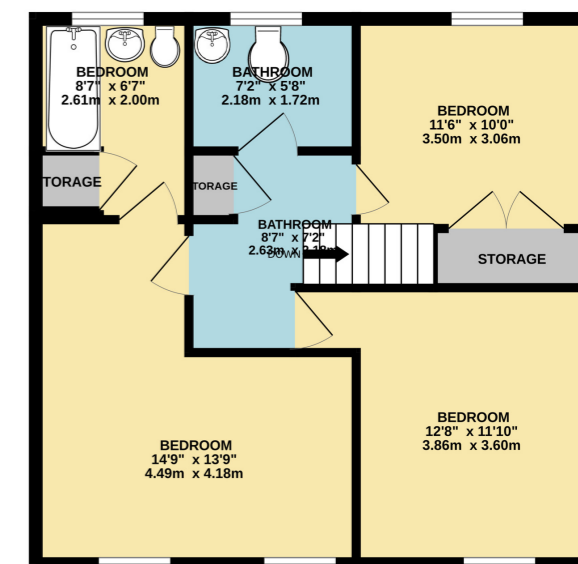
The property is approached by a block paved driveway leading to the front entrance.

To the rear is a generous fully enclosed south facing garden mainly laid to lawn with mature planting of trees and shrubs and a patio area providing space for garden furniture.

GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.

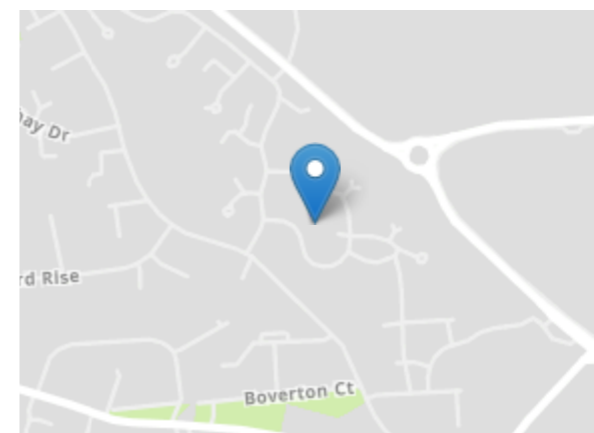


1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.8 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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