



12 Carmarthen Close, Boverton, Llantwit Major, CF61 2GL

£210,000



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

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END TERRACE THREE BEDROOM PROPERTY located in Llantwit Major within close proximity to all local amenities, schools and train station. The property briefly comprising; entrance porch, lounge, kitchen/diner to the ground floor with three bedrooms and a family bathroom to the first floor. The property additionally benefits from a GARAGE located in a separate block and PARKING SPOT. No onward chain.

GROUND FLOOR

Hallway

Enter the property via uPVC front door into entrance hallway with door leading into lounge.

Lounge

4.57m x 4.32m (15' 0" x 14' 2")

uPVC window to the front. Stairs lead to the first floor. Open into kitchen/diner. Radiator, wood flooring, ceiling light and power.

Kitchen/Diner

3.02m x 4.65m (9' 11" x 15' 3")

Fitted with range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Built-in electric hob and oven with extractor hood over. Space and plumbing for white goods. Integrated slim-line dishwasher. Built-in fridge/freezer. Locaton of wall mounted gas boiler. uPVC window and sliding patio doors to the rear. Space for dining furniture. Radiator, ceramic floor tiles, ceiling light and power.

FIRST FLOOR

Landing

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

Bedroom One

2.59m x 3.84m (8' 6" x 12' 7")

uPVC window to the front. Radiator, ceiling light and power.

Bedroom Two

2.57m x 3.48m (8' 5" x 11' 5")

uPVC window to the rear. Radiator, ceiling light and power.

Bedroom Three

2.57m x 1.83m (8' 5" x 6' 0")

uPVC window to the front. Radiator, ceiling light and power.

Bathroom

1.98m x 1.88m (6' 6" x 6' 2")

Fitted with a three piece suite comprising; low level WC, wash hand basin set into vanity unit and panelled bath with electric shower over. Location of airing cupboard housing tank. Fully tiled, towel radiator and ceiling light. uPVC obscure window.

EXTERNAL

Garden

The front of the property is approached via pathway leading to the front entrance with enclosed garden to the side. Gated access to the rear.

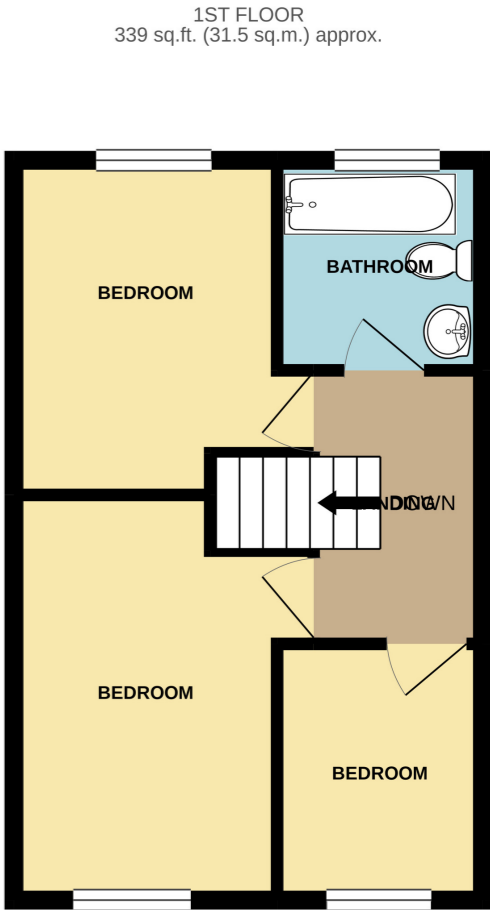
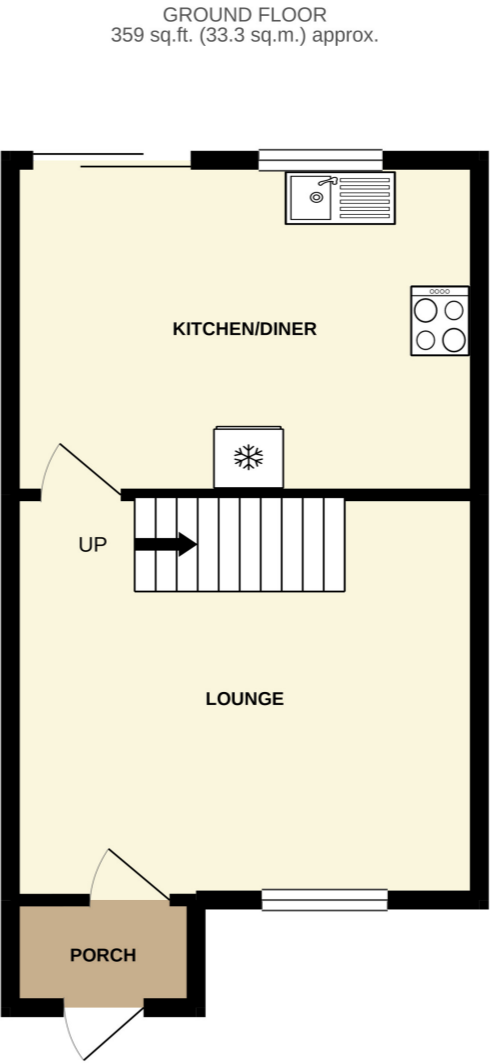
To the rear is a fully enclosed low maintenance garden laid to sandstone with an area of artificial grass. Gated rear access leads out to the rear and garage.

Garage

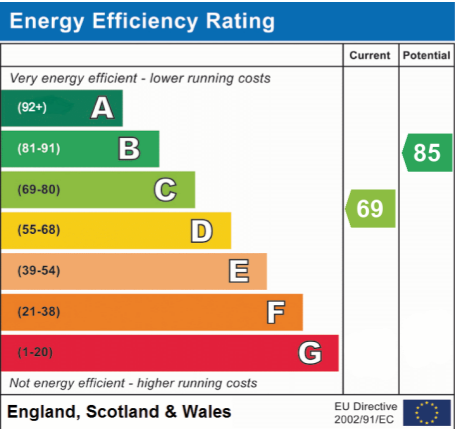
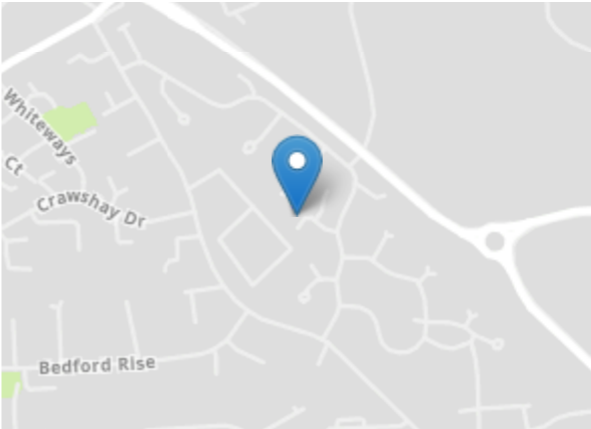
Fitted with an up and over door. Located to the rear of the property. First on the left.

Parking

Allocated parking located to the right of the property.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 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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PROPERTY MIS DESCRIPTION ACT 1991: All Reasonable Steps Have Been Taken To Ensure That These Particulars Do Not Contain Any Error, Mistake Or Misdescription, As Described By The Property Misdescription Act.
PROCEEDS OF CRIME ACT 2002: Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.