



24 Church Meadow, Boverton, Llantwit Major, CF61 2AT

£249,950



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)





THREE BEDROOM SEMI-DETACHED PROPERTY located on the popular Church Meadow Estate of Llantwit Major. The property is briefly comprising; kitchen, lounge, conservatory and second reception room to the ground floor. Three bedrooms and a family bathroom to the first floor. Externally the property benefits from off road parking and fully enclosed rear garden.

## GROUND FLOOR

### Entrance Hall

Enter the property via uPVC front door into the hallway with carpeted stairs leading to the first floor. Doors into kitchen, lounge and second reception. Radiator, ceiling light and power.

### Lounge

4.97m x 3.65m (16' 4" x 12' 0")  
uPVC window and sliding patio doors leading into conservatory. Fireplace, radiator, carpeted flooring, ceiling light and power.

### Conservatory

3.08m x 2.15m (10' 1" x 7' 1")  
uPVC and block base construction. Doors leading out into garden. Radiator, carpeted flooring.

### Second Reception

4.89m x 2.34m (16' 1" x 7' 8")  
uPVC French doors to the front. Radiator, ceiling light and power.

### Kitchen

3.09m x 2.47m (10' 2" x 8' 1")  
Fitted with a range base and wall units with contrasting work surfaces over. Acrylic sink and drainer with mixer tap over. Space and plumbing for white goods. Built-in elecric cooker and hob. Location of wall mounted boiler. uPVC window to the front. Ceiling light and power.

## FIRST FLOOR

### Landing

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

### Bathroom

2.09m x 1.65m (6' 10" x 5' 5")  
Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath with shower over and tiled surrounds. uPVC opaque window. Radiator, vinyl flooring and ceiling light.

### Bedroom One

3.77m x 2.91m (12' 4" x 9' 7")  
uPVC window to the rear of the property. Carpeted flooring, radiator, ceiling light and power.

### Bedroom Two

2.82m x 2.54m (9' 3" x 8' 4")  
uPVC window to the front of the property. Overstair storage cupboard. Carpeted flooring, radiator, ceiling light and power.

### Bedroom Three

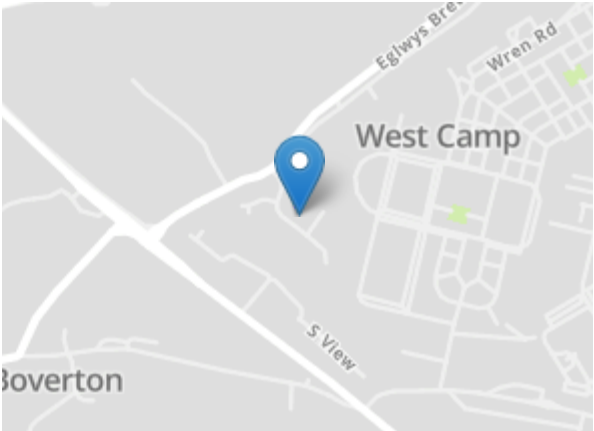
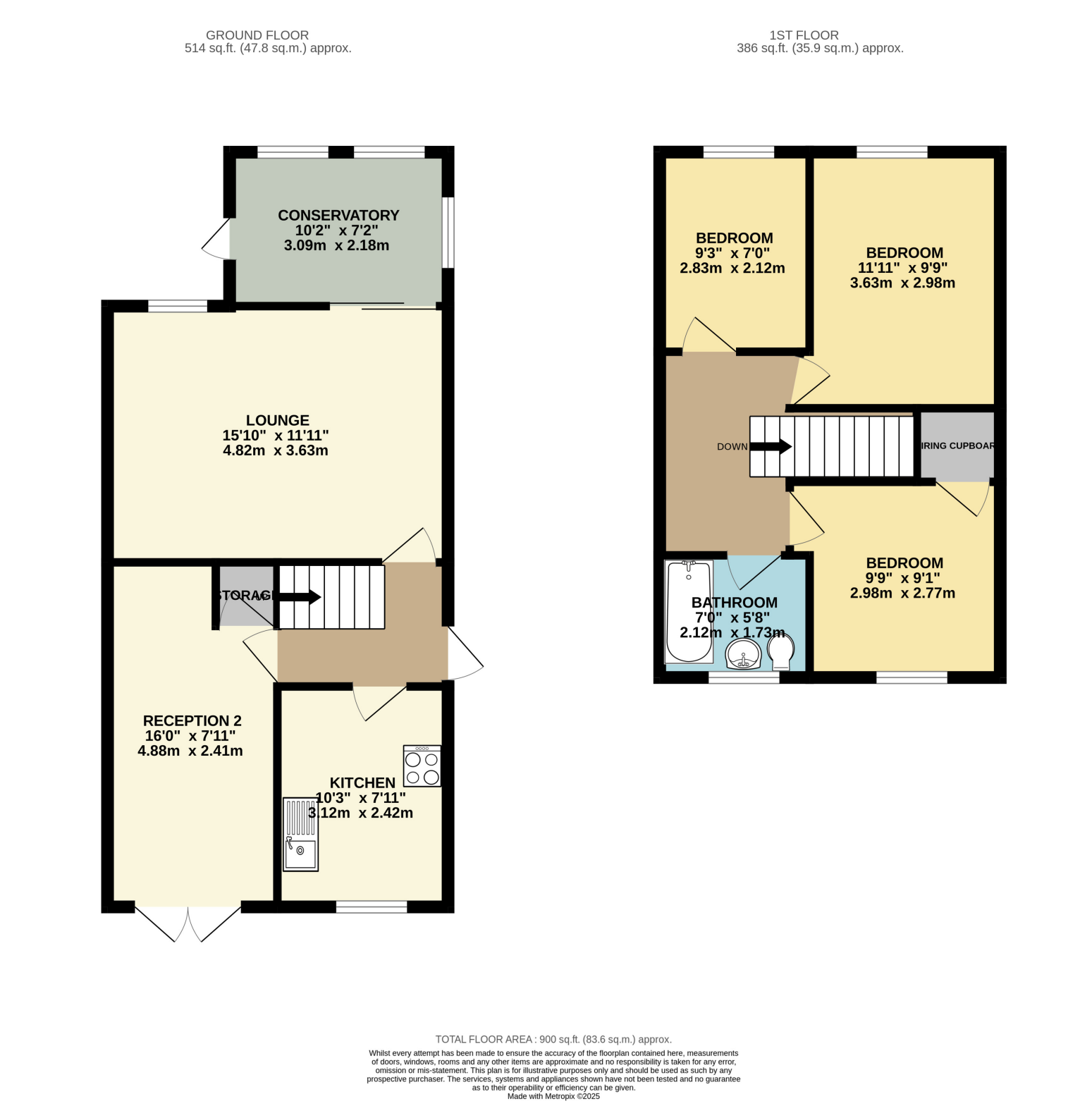
2.92m x 2.00m (9' 7" x 6' 7")  
uPVC window to the rear of the property. Carpeted flooring, radiator, ceiling light and power.

## EXTERNAL

### Garden

The property is a approached via driveway leading to the front entrance.

To the rear is a fully enclosed rear garden with mature planting and shed to remain.



**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.  
**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.