



71 Monmouth Way, Boverton, Llantwit Major, CF61 2GU

£299,995



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

Tel No 01446 794433. E-Mail info@brightermoves.co.uk

Web www.brightermoves.co.uk



WELL PRESENTED EXTENDED THREE BEDROOM DETACHED PROPERTY located in Boverton, Llantwit Major within close proximity to schools, train station and all local amenities. The property is briefly comprising, Entrance Hall, Lounge, Kitchen/Diner, Cloakroom, Store Room to the ground floor with Three Bedrooms and Family Bathroom to the first floor. Additionally the property benefits from off-road parking an integral garage and a southerly facing fully enclosed garden to the rear. Council Tax Band D.

GROUND FLOOR

Entrance Porch

The property is entered via a uPVC front door into the entrance porch. Radiator and ceiling light. Door leading into the Lounge and Cloakroom.

Lounge

6.02m x 3.35m (19' 9" x 11' 0")
uPVC window to the front of the property. Feature coal-effect electric fire, radiator, ceiling light and power. A door leads into kitchen/diner.

Kitchen/Diner

5.96m x 2.61m (19' 7" x 8' 7")
Fitted with a range of base and wall units with contrasting work surfaces over. Sink and drainer with mixer tap over. Space for white goods and plumbing for washing machine. Radiator, ceiling light and power. uPVC window and patio doors leading out to the rear garden.

Cloakroom

Fitted with a low level w.c. and pedestal wash hand basin.

FIRST FLOOR

Bedroom One

4.26m x 3.38m (14' 0" x 11' 1")
uPVC window to the front of the property. Built-in wardrobes, carpeted flooring, radiator, ceiling light and power.

Bedroom Two

3.35m x 2.61m (11' 0" x 8' 7")
uPVC window to the rear of the property. Radiator, carpeted flooring, ceiling light and power.

Bedroom Three

2.49m x 2.41m (8' 2" x 7' 11")
uPVC window to the front of the property. Radiator, carpeted flooring, ceiling light and power.

Bathroom

2.46m x 1.68m (8' 1" x 5' 6")
Fitted with a three-piece suite comprising; low level w.c., pedestal wash hand basin and panelled bath with electric shower over. Radiator, ceiling light. An obscure window to the rear.

EXTERNAL

Gardens

To the front.
The property is approached via a block paving drive providing off-road parking for multiple vehicles. There is gated side access to the rear of the property.

To the rear.

Fully enclosed southerly facing garden laid to lawn with some mature planting of shrubs and a patio area providing space for garden furniture.

Garage

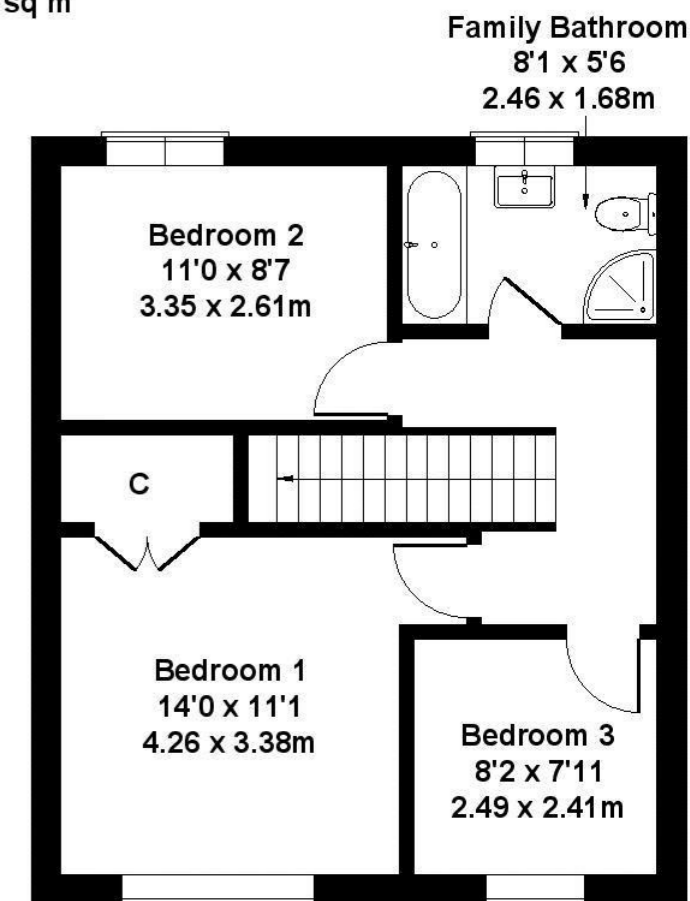
Fitted with an up-and-over door. Ceiling light, power and water point.

71 Monmouth Way

Approximate Gross Internal Area
1152 sq ft - 107 sq m

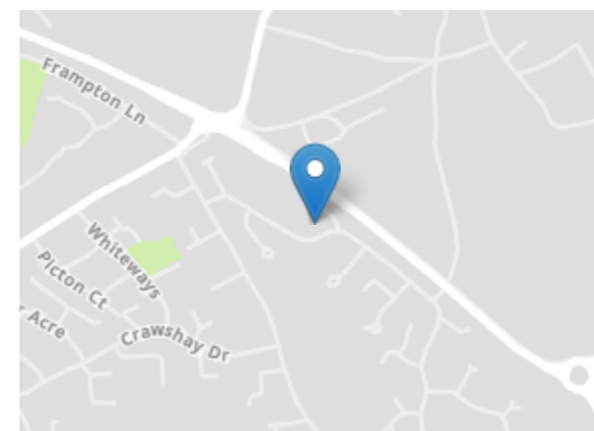


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	73
England, Scotland & Wales		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.
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.