



**The Cottage, Boverton, Llantwit Major, CF61 1UH**

**£399,995**



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

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NO CHAIN AND MUST BE SEEN!    UNIQUE THREE/FOUR BEDROOMED DETACHED PROPERTY WITH INTEGRAL GARAGE, located in Boverton Village and short walking distance to Llantwit Major Town with all local amenities, schools and train station. The property is briefly comprising; hallway,    bedroom(s)/office and family bathroom to the ground floor with lounge, kitchen/diner and cloakroom and two bedrooms    to the first floor level. The property benefits from an integral garage, off road parking and a fully enclosed rear garden.

GROUND FLOOR

Hallway

Enter the property via uPVC door into the entrance hallway with carpeted stairs leading to the first floor level and doors leading into all bedroom(s)/office. Radiator, carpeted flooring, ceiling light and power.

Bedroom/Office

2.4m x 1.9m (7' 10" x 6' 3")  
uPVC window to the front. Radiator, carpeted flooring, ceiling light and power.

Bedroom

4.4m x 3.6m (14' 5" x 11' 10")  
uPVC window to the front. Radiator, carpeted flooring, ceiling light and power.

Bathroom

1.8m x 2.3m (5' 11" x 7' 7")  
Fitted with a three piece suit comprising low level WC, wash hand basin set into vanity unit and corner bath. Fully tiled, towel radiator, ceiling lights.

FIRST FLOOR

Landing

Location of loft access and storage cupboard. Carpeted flooring, ceiling light and power.

Lounge

7.2m x 4.2m (23' 7" x 13' 9") Longest and widest points.  
Two uPVC windows to the front. Feature fireplace. Door leading into kitchen/diner. Radiator, carpeted flooring, ceiling light and power.

Kitchen/Diner

2.6m x 2m (8' 6" x 6' 7")  
Fitted with a 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 gas oven and hob, integrated fridge /freezer. Space and plumbing for white goods.

Diner/Conservatory

5.4m x 3.4m (17' 9" x 11' 2")  
Fully glazed to the rear with uPVC windows and door, space for dining furniture. Radiator, ceiling lights, laminate flooring. Doorways to the garden and open plan design to the kitchen.

Bedroom

3.9m x 2.8m (12' 10" x 9' 2")  
uPVC windows to the rear. Fitted wardrobes. Carpeted flooring, radiator, ceiling light and power. Door into en-suite shower room.  
En-Suite shower room with mains shower. Fully tiled, radiator, ceiling light. Obscure window to the rear.

Bedroom

2.7m x 2.4m (8' 10" x 7' 10")  
uPVC window to the front. Radiator, carpeted flooring, ceiling light and power.

Bathroom

uPVC double glazed window to the front. Low level WC. Wash hand basin in vanity unit.

EXTERNAL

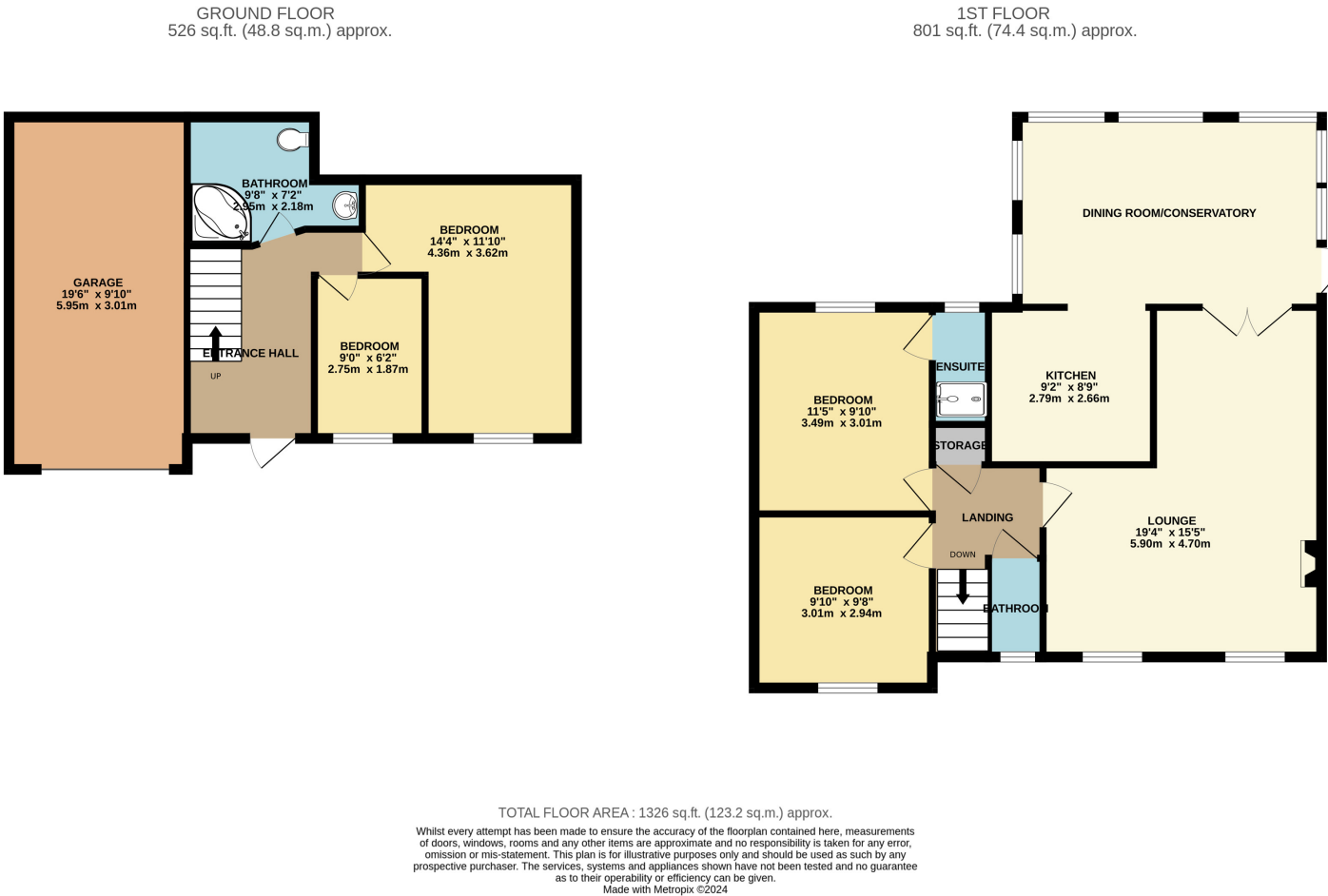
Integral Garage

6.0m x 3.0m (19' 8" x 9' 10")  
Fitted with an up and over door. Location of the combi boiler and electric supply.

Garden

The property is approached via an enclosed low maintenance garden with double width driveway providing off road parking and entrance to garage. Steps leading to gated side access.

To the rear is a tiered, private garden bound by stone walling with mature planting of shrubs and fruit trees. Feature fishpond.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	