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NO CHAIN AND MUST BE SEEN! UNIQUE THREE/FOUR BEDROOMED DETACHED PROPERTY WITH INTEGRAL GARAGE, located in Boerton 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")

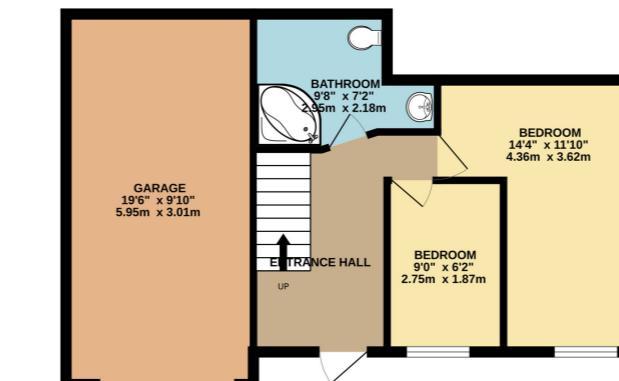
Fitted with an up and over door. Location of the combi boiler and electric supply.

Garden

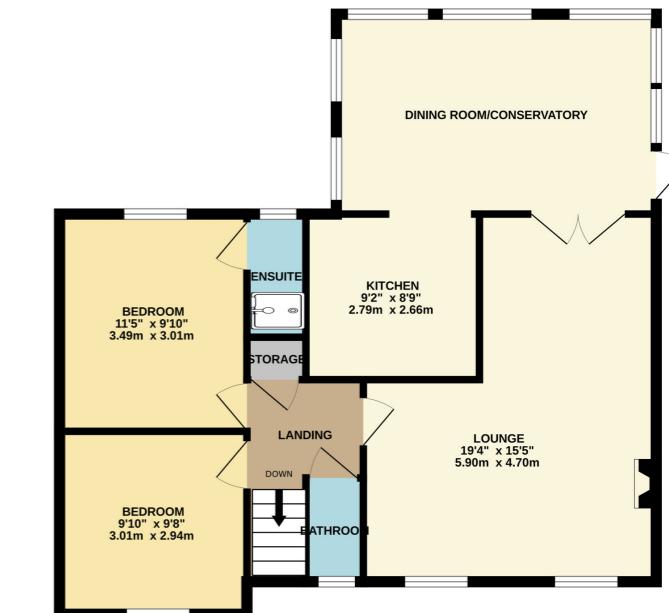
The property is approached via an enclosed low maintenance garden with double width driveway providing off road parking and entrance to garage. Steps leading to gated side access.

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

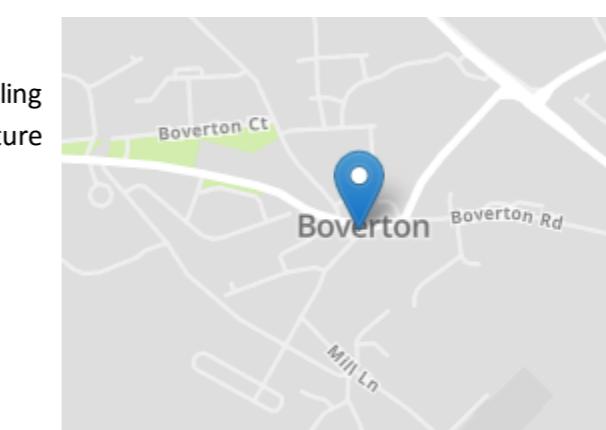
GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		80
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC