



27 Monmouth Way, Boverton, Llantwit Major, CF61 2GT

Offers over £260,000



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



THREE BEDROOM SEMI-DETACHED PROPERTY with a very generous 90 SQ Meters of living space. Located within easy reach of all local amenities, schools and train station. The property is briefly comprising; entrance porch, lounge, second reception room, dining room and kitchen to the ground floor with three bedrooms and family bathroom to the first floor. Externally the property benefits from a block paved driveway providing off road parking for two cars and a fully enclosed rear garden.

GROUND FLOOR

Entrance Porch
1.54m x 0.84m (5' 1" x 2' 9")
Enter the property via uPVC door into the porch.
Fitted carpet and door into lounge.

Lounge
4.33m x 3.32m (14' 2" x 10' 11")
uPVC double glazed window to the front. Feature electric fire with wooden surround and mantle with marble effect hearth. Stairs lead to the first floor level. Doors into second reception and dining room. Carpeted flooring, radiator, ceiling light and power.

Second Reception Room
5.04m x 2.55m (16' 6" x 8' 4")
uPVC double glazed window to the front. Versatile second reception room offering a multitude of uses, such as an office, second reception, fourth bedroom, play room. Radiator, carpeted flooring, ceiling light and power.

Dining Room
3.32m x 2.5m (10' 11" x 8' 2")
uPVC double glazed window and door to the rear. Radiator, laminate flooring, ceiling light and power. Open into kitchen.

Kitchen
L shaped kitchen - 3.48m (max) x 2.54m (max) (11' 5" (max) x 8' 4" (max))
Sigma 3 kitchen 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. Integrated fridge/freezer, oven and microwave. Gas hob with stainless steel extractor hood over. Space and plumbing for washing machine. uPVC double glazed window to the rear.

FIRST FLOOR

Landing
Doors leading to all bedrooms and family bathroom. Location of loft access with pull down ladder and airing cupboard. Ceiling light.

Bedroom One
4.81m x 3.37m (15' 9" x 11' 1")
uPVC double glazed window to the front. Built-in wardrobes and storage cupboard. Radiator, carpeted flooring, ceiling light and power.

Bedroom Two
3.35m x 2.56m (11' 0" x 8' 5")
uPVC double glazed window to the rear. Storage cupboard. Radiator, carpeted flooring, ceiling light and power.

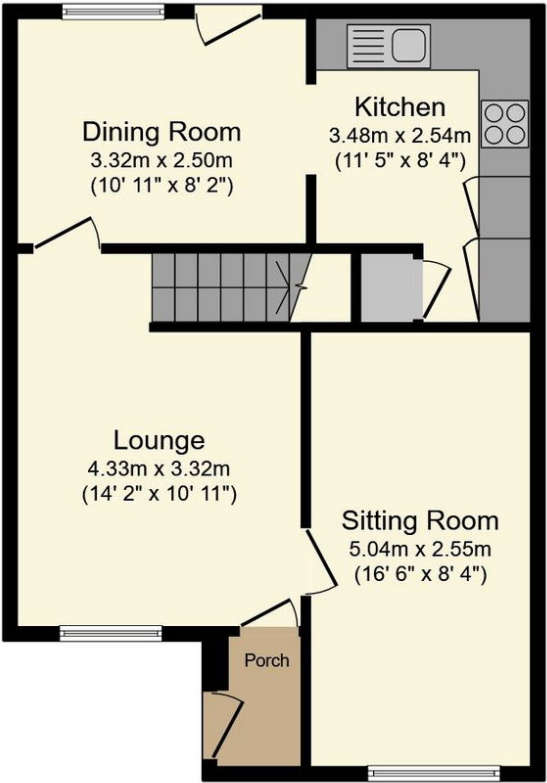
Bedroom Three
2.57m x 2.53m (8' 5" x 8' 4")
uPVC double glazed window to the front. Radiator, carpeted flooring, ceiling light and power.

Bathroom
Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath with electric shower over. Fully tiled, towel rail radiator, ceiling light. uPVC obscure window to the rear.

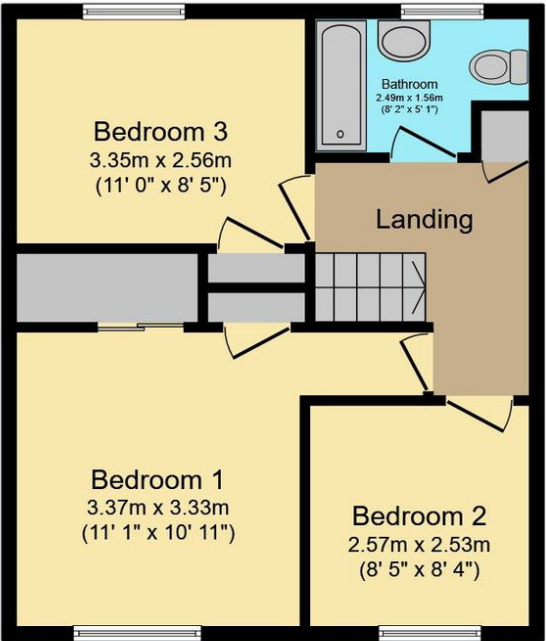
EXTERNAL

Garden
The front of the property is approached via block paved driveway providing off road parking for at least two cars. Gated side access.

To the rear is a fully enclosed garden laid to lawn with a block paved area extending to the side of the property providing space for garden furniture. Shed to remain.



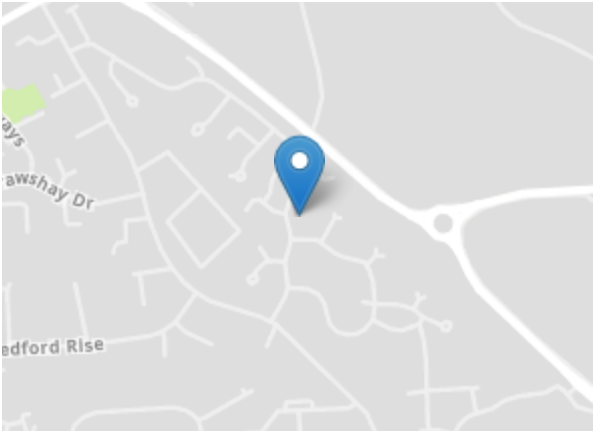
Ground Floor
Floor area 47.8 m² (514 sq.ft.)



First Floor
Floor area 41.9 m² (451 sq.ft.)

TOTAL: 89.6 m² (965 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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.

