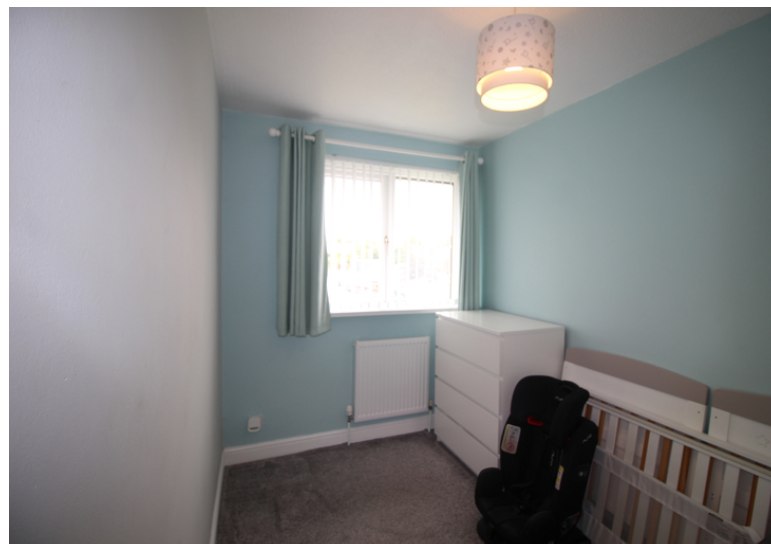




30 Nicholl Court, Boverton, Llantwit Major, CF61 2LR

£185,000



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WELL PRESENTED THREE BEDROOM FAMILY HOME located in Boverton within short walking distance to Llantwit Major, town with all local amenities, schools and train station. The property is briefly comprising; hallway, lounge, kitchen/diner, cloakroom to the ground floor with three bedrooms and family bathroom the first floor level. Externally the property benefits from a fully enclosed garden to the rear.

GROUND FLOOR

Hallway

Enter the property via uPVC front door into entrance hallway with carpeted stairs leading to the first floor level. Doors leading into kitchen/diner and lounge. Laminate flooring, radiator, ceiling light and power.

Lounge

4.98m x 3.76m (16' 04" x 12' 4")
uPVC window to the front. Laminate flooring, radiator, ceiling light and power. Door leading into kitchen/diner.

Kitchen/Diner

4.88m x 3.20m 16' 0" x 10' 6"
Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Space for oven and hob with stainless steel extractor hood over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for white goods. Space for dining furniture. Open into utility area. uPVC window and door leading out to the rear. Laminate flooring, radiator, ceiling light and power.

Cloakroom

Fitted with a low level WC. Fully tiled, ceiling light, radiator.

First Floor

Landing

Doors leading to all bedrooms and family bathroom. Carpeted flooring, ceiling light and power.

Bedroom One

5.18m x 3.05m (17' 0" x 10' 0")
uPVC window to the front of the property. Radiator, carpeted flooring, ceiling light and power.

Bedroom Two

3.66m x 3.05m (12' 0" x 10' 0")
uPVC window to the front of the property. Radiator, carpeted flooring, ceiling light and power.

Bedroom Three

(3.56m x 1.83m) 11' 8" x 6' 0"
uPVC window to the rear of the property. Radiator, carpeted flooring, ceiling light and power.

Bathroom

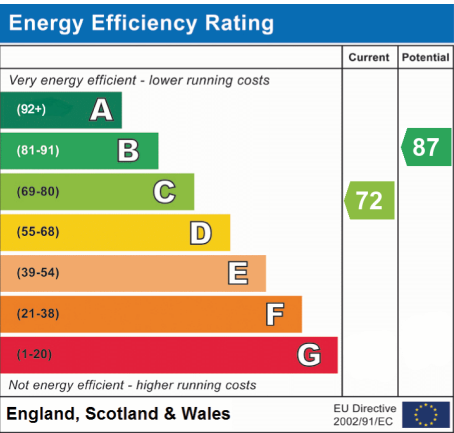
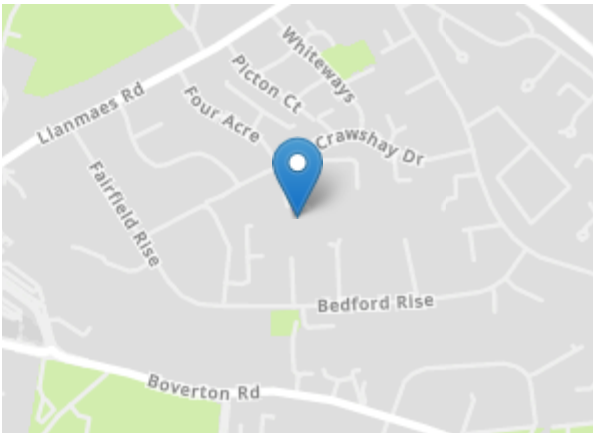
2.03m x 1.68m (6' 8" x 5' 6")
Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin, panelled bath with shower over. Opaque window to the rear. Fully tiled, radiator and ceiling light.

EXTERNAL

Garden

The front of the property is laid to lawn with a pathway leading to the front entrance.

The rear garden is fully enclosed by block wall with gated rear access. Laid to lawn with a patio area for garden furniture. Brick built shed to remain.



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