



21 South View, Boverton, Llantwit Major, CF61 2AW

£260,000



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THREE BEDROOM SEMI DETACHED PROPERTY constructed by Barratt Homes located on the Sycamore Chase development. The property is briefly comprising; kitchen/diner, lounge and WC to the ground floor with three bedrooms, family bathroom and master En-Suite to the first floor. Externally the property benefits from a fully enclosed rear garden with driveway providing off road parking. Council Tax Band D. Approx 77 SQ.M or 828 SQ.Ft.

GROUND FLOOR

Hallway

Enter the property via composite door into hallway. Carpeted stairs lead to the first floor level. Wood effect flooring, radiator. Doors leading into lounge and cloakroom.

Lounge

3.59m x 4.80m (11' 9" x 15' 9")
uPVC window to the front of the property. Door into kitchen/diner. Wood effect flooring, radiator, ceiling light and power.

Kitchen/Diner

3.20m x 4.56m (10' 6" x 15' 0")
uPVC window and French doors leading out to the rear garden. Fitted with a range of base and wall units with contrasting work surfaces over. Stainless steel sink and drainer with mixer tap over. Integrated Zanussi oven with gas hob and extractor hood. Integrated dish washer and washing machine. Space for dining furniture. Tiled flooring, radiator, ceiling light and power.

Cloakroom

Fitted with a low level WC and pedestal wash hand basin. Radiator, ceiling light.

FIRST FLOOR

Landing

Doors leading to all bedrooms and family bathroom. Location of loft access. Carpeted flooring, ceiling light.

Bedroom One

2.57m x 3.69m (8' 5" x 12' 1")
uPVC double glazed window to the front. Fitted wardrobes. Radiator, carpeted flooring, ceiling light and power. Door leading into En-Suite.

En-Suite

1.32m x 1.26m (4' 4" x 4' 2")
Fitted with a walk in shower cubicle with electric shower, wash hand basin and low level WC. Towel radiator and tiled flooring.

Bedroom Two

3.11m x 2.58m (10' 2" x 8' 6")
uPVC window to the rear. Carpeted flooring, radiator, ceiling light and power.

Bedroom Three

2.68m x 1.91m (8' 10" x 6' 3")
uPVC window to the front. Carpeted flooring, radiator, ceiling light and power.

Bathroom

1.70m x 1.69m (5' 7" x 5' 7")
Three piece suite fitted with a low level WC, wash hand basin and panelled bath with shower over. Towel radiator, ceiling light. uPVC opaque window.

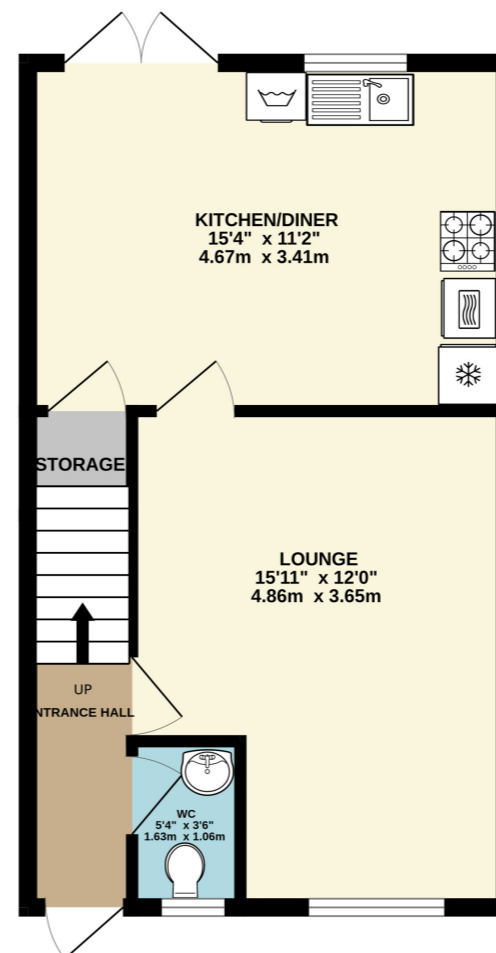
EXTERNAL

Garden

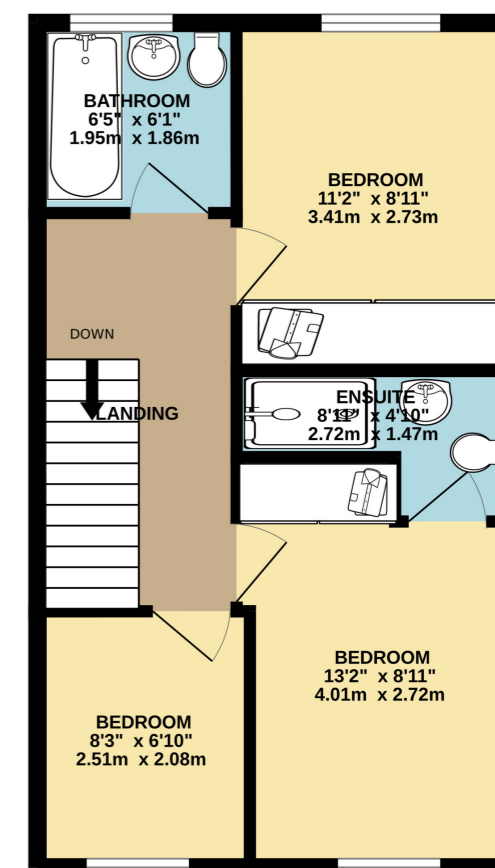
The property is paved to the front with a tarmac driveway to the side providing off road parking for two vehicles.

To the rear is a fully enclosed rear garden laid to lawn. Gated side access.

GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.

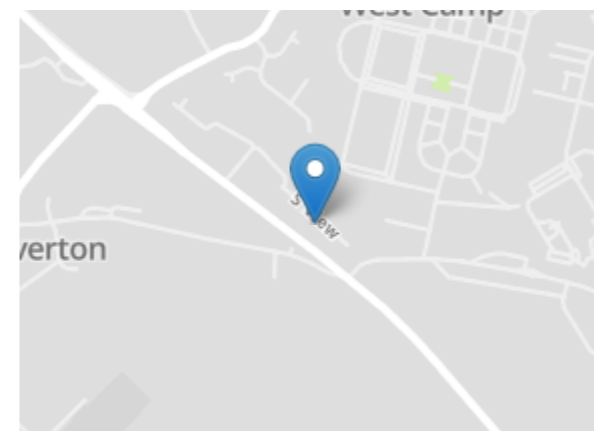


1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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 | | 96 |
| (81-91) | B | 84 | |
| (69-80) | C | | |
| (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 | |

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.

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