



55 Cae Brewis

Boverton, Llantwit Major, CF61 2AU

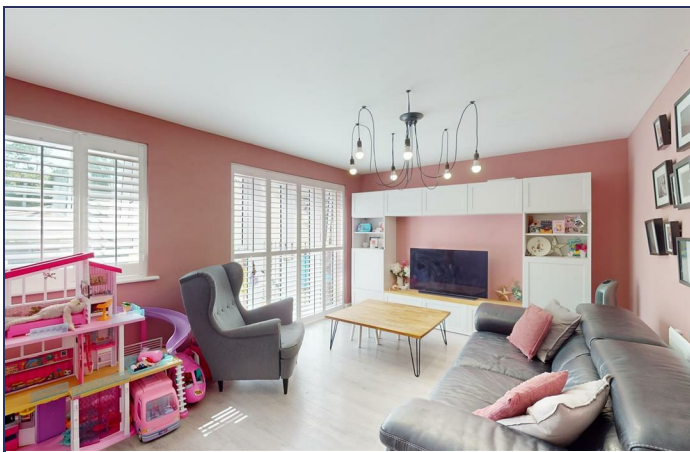
£372,500

HARRIS & BIRT



A spacious four bedroom detached house located on the popular Cae Brewis Development on the outskirts of the Vale village of Boverton. Completed in 2020, the property is particularly well presented and flexible with accommodation including entrance hallway, sitting room/office, dining room, living room, WC and well appointed sizeable kitchen/breakfast room to the ground floor. Upstairs there are four good sized bedrooms and two bathrooms including en suite with the master bedroom. Landscaped garden to the rear with private driveway leading to the detached garage. The property enjoys the benefit of full mains gas fired central heating, double glazing and modern standards of insulation. and offered for sale with the benefit of the original 10 year NHBC guarantee.

Cae Brewis is on the eastern outskirts of Llantwit Major and within walking distance of the towns excellent facilities. These include a wide range of shops both national and local, schooling of excellent reputation for all ages, community facilities, and sporting facilities. Llantwit Major beach on the Heritage Coastline is just a miles or so to the south. Easy access to the major road network brings centres including the capital city of Cardiff, market town of Cowbridge etc all within comfortable commuting distance.



Accommodation

Ground Floor

Entrance 5'11 x 11'10 (1.80m x 3.61m)

The property is entered via front door into central hallway. Wood effect LVT flooring. Radiator. Ceiling spotlights. Stairs to first floor landing. Understairs storage cupboard. Double recessed storage cupboard. Doors to all ground floor rooms.

Dining Room 9'4 x 11'10 (2.84m x 3.61m)

Window overlooking front with plantation style shutters. Continuation of wood effect LVT flooring. Radiator. Pendant ceiling light.

Office/ Sitting Room 10'4 x 6'11 (3.15m x 2.11m)

Window overlooking front with plantation style shutters. Carpet flooring. Radiator. Pendant ceiling light.

WC 4'9 x 4'5 (1.45m x 1.35m)

Two piece suite in white comprising low level dual flush WC. Pedestal wash hand basin with mixer tap and tiled splashback. Obscure glazed window to side. Continuation of wood effect LVT flooring. Radiator. Pendant ceiling light.

Living Room 15'10 x 11'8 (4.83m x 3.56m)

French doors opening onto rear patio with windows either side. Further window to rear with plantation style shutters. Continuation of wood effect LVT flooring. Radiator. Pendant ceiling light.

Kitchen 10'1 x 15'9 (3.07m x 4.80m)

Modern fitted kitchen with features to include: range of wall and base units with wood effect laminate worksurfaces and matching upstands. 1.5 bowl sink with curved mixer tap and draining grooves. Inset four ring gas hob with glass splashback and extractor hood over. Eyleine Neff electric oven. Integrated fridge/freezer. Intergrated dishwasher behind matching decor panel. Large window overlooking rear. Part glazed door onto rear patio. Continuation of wood effect LVT flooring. Space for table and chairs. Radiator. Pendant ceiling light. Door to utility room.

Utility Room 6'2 x 6'3 (1.88m x 1.91m)

Wall and base units to match kitchen with laminate worktop over. Plumbing for washing machine. Obscure glazed window to side. Continuation of wood effect LVT flooring. Cupboard housing wall mounted Ideal Logic gas combination boiler. Radiator. Pendant ceiling light.

First Floor

Landing 9'8 x 10'1 (2.95m x 3.07m)

Carpet stairs from ground floor up to first floor landing. Storage cupboard. Loft access hatch. Carpet flooring. Radiator. Pendant ceiling light.

Master Suite Bedroom One 10'0 x 12'11 (3.05m x 3.94m)

Window overlooking front with plantation style shutters. Carpet floor. Pendant ceiling light. Radiator. Recessed space for wardrobes. Door to en suite.

Master Suite Bathroom One 6'2 x 8'4 (1.88m x 2.54m)

Three piece suite comprising fully tiled shower cubicle with Mira electric shower and folding door. Pedestal wash hand basin with mixer tap and tiled splashback. Low level, dual flush WC. Obscure glazed window to front. Wood effect LVT flooring. radiator. Pendant ceiling light. Extractor fan.

Bedroom Two 9'4 x 12'4 (2.84m x 3.76m)

Window overlooking front with plantation style shutters. Carpet flooring. Pendant ceiling light. Radiator.

Bedroom Three 10'0 x 10'5 (3.05m x 3.18m)

Window overlooking rear with roller blinds. Carpet flooring. Pendant ceiling light. Radiator. Recessed space for wardrobes.

Bedroom Four 8'4 x 10'11 (2.54m x 3.33m)

Window overlooking rear with roller blinds. Carpet flooring. Pendant ceiling light. Radiator.

Bathroom 7'2 x 5'7 (2.18m x 1.70m)

Modern three piece suite in white comprising panelled bath with hot and cold tap. Pedestal wash hand basin with mixer

tap and tiled splashback. Low level, dual flush WC. Obscure glazed window to rear. Part tiled walls. Wood effect LVT flooring. Radiator. Pendant ceiling light. Extractor fan.

Outside

The property enjoys the benefit of a private drive offering off road parking leading to detached garage - electric roller shutter door, electric light and power. Side gate offering secure access to the rear garden. Fully landscaped to include a spacious patio and level area of astro turf for ease of maintenance. The garden is fenced to all sides and enjoys a south westerly aspect.

Services & Tenure

Mains water, drainage and electricity serve the property. Mains gas heating via combination boiler housed to utility room. UPVC glazing throughout.

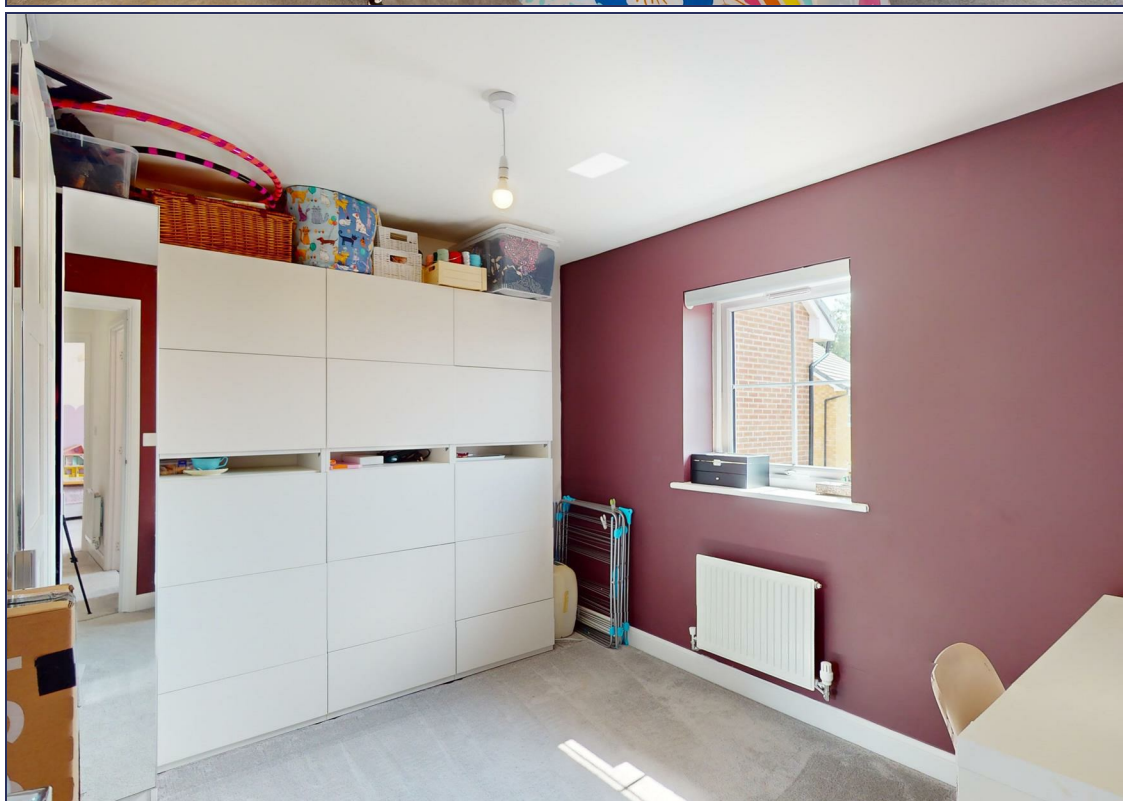
There is an annual service charge of approximately £400-£500 to cover maintenance of the Estates' communal areas including three children's play parks, street lighting and maintenance of the roads.

Council Tax Band - F

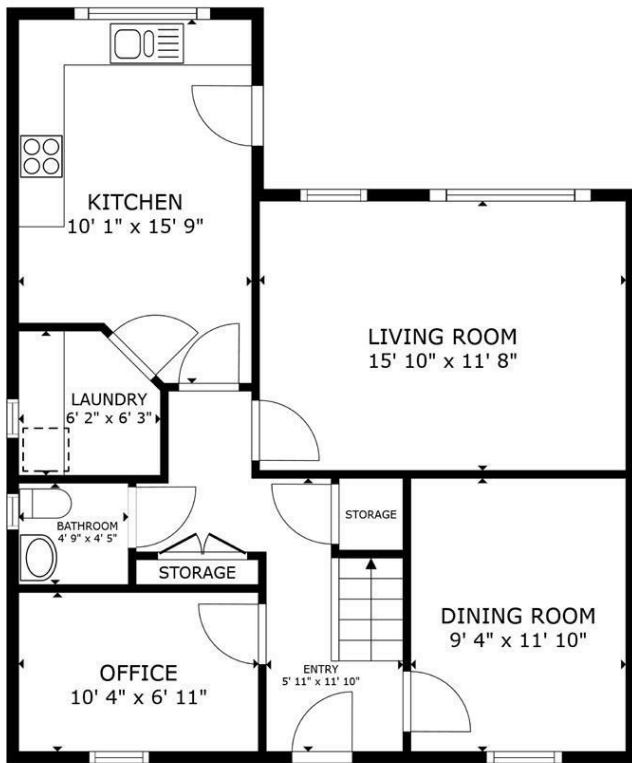
Freehold.

Directions

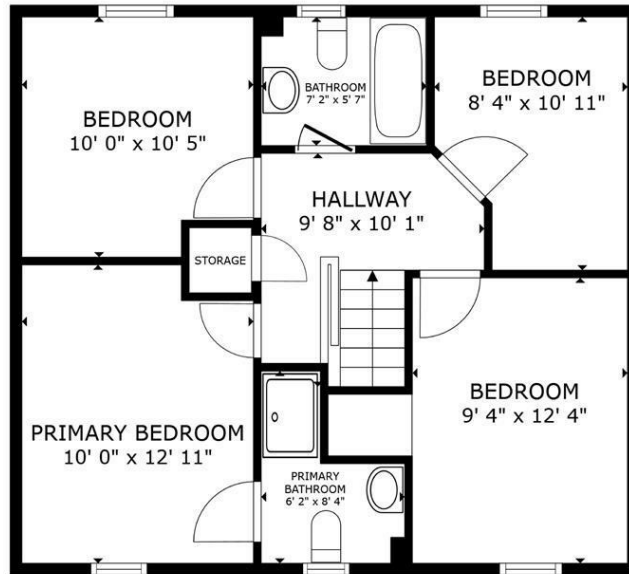
From our offices at 65 High Street, Cowbridge turn left and at the end of the road turn left up the hill onto the Llantwit Major Road and proceed to the roundabout at the beginning of the Llantwit Major bypass. Turn first left. Go across the next roundabout. Go through the first set of traffic lights and almost immediately after going through the second set of traffic lights turn left into Cae Brewis. At the first T junction turn right and number 55 is the first house on your right hand side.





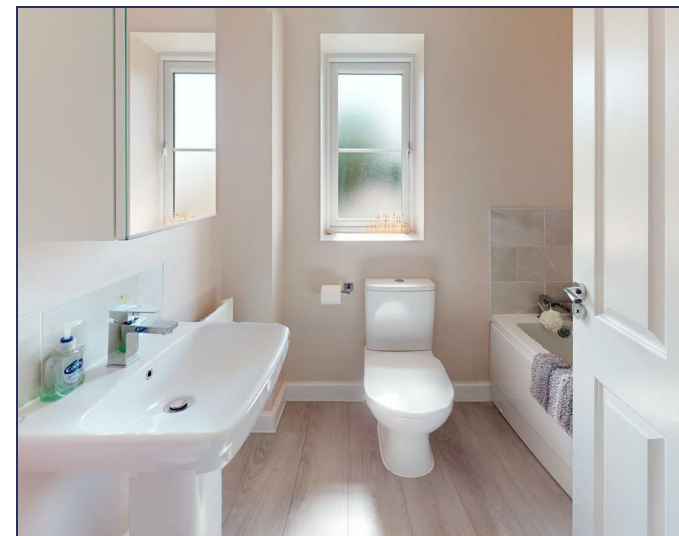


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 704 sq.ft. FLOOR 2 618 sq.ft.
 TOTAL : 1,321 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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