



**BOVERTON BROOK**

LLANTWIT MAJOR

# BOVERTON BROOK

,CF 61 1YH

£360,000 -

FREEHOLD



3 Bed



1 Bath



1123.00 sq ft

For sale with no on-going chain is this detached house quietly tucked away in this select cul de sac. Positioned in the delightful village of Boverton on the eastern side of the small town of Llantwit Major. Within Boverton and walking distance are local shops with Llantwit being a short drive away and numerous shops and eateries. There are excellent walks along the Heritage Coastline. Briefly comprising of an entrance hall, ground floor WC, utility area with access into the garage, spacious lounge plus large kitchen with room for dining table & chairs and benefitting from an integrated fridge plus built in oven & hob. To the first floor there are 3 bedrooms with 2 built in wardrobes to the 2nd bedroom plus there is a shower room/wc. Complimented with gas central heating and upvc double glazing. With an open frontage including a brick paved drive for off road parking plus an attached single garage - electric remote control roller door and at the rear an enclosed lawned garden with Patio. Viewing highly recommended.

## Hall

Spacious entrance hall.

## Cloakroom

Close coupled wc.

## Utility

Plumbed for washing machine with space for tumble drier, polycarbonate roof, access to the garden and into the garage.

## Lounge

19'7" x 12'11" max

Impressively spacious living room, large picture window to front, TV point, telephone point, stairs rise to the first floor, gas living flame fire with surround, twin glazed doors lead into the kitchen.

## Kitchen Dining

19'7" x 8'11"

Large room with space for dining table & chairs, fitted range of cream wall and base units - laminate worktop and inset one and half bowl stainless steel sink & drainer with mixer tap and tiled splash backs, integrated fridge plus built in oven, hob & hood, window to rear plus French doors allowing access into the garden.

## First Floor Landing

Window to side.

## Bedroom 1

12'10" x 9'1" max

Master double bedroom, window to front, telephone point.

## Bedroom 2

11'7" to robes x 9'1" max

Double bedroom, window to rear, 2 built in large wardrobes with sliding doors. - 1 housing the newly fitted combination boiler (January 2024).

## Bedroom 3

8'10" x 6'10"

Window to front, built in over stairs single wardrobe.

## Shower Room

Refitted modern white suite comprising double cubicle, vanity wash hand basin and close coupled wc, window to rear, cream heated towel rail, tiled walls.

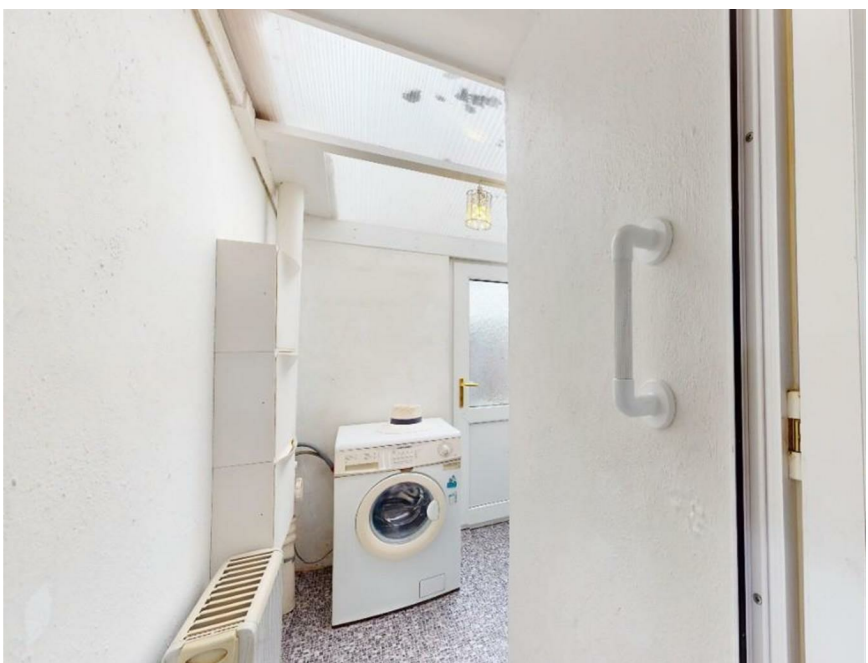
## Garden

Open frontage - neatly lawned, brick paved drive allowing off road parking and leading to the garage. Enclosed generous rear garden - boundary wall, patio and central lawn, outside tap, exterior light, brick store shed.

## Garage

17' x 8'3"

Attached single garage - light & power, replacement electric & remote control roller door, window to rear, connecting door to utility.



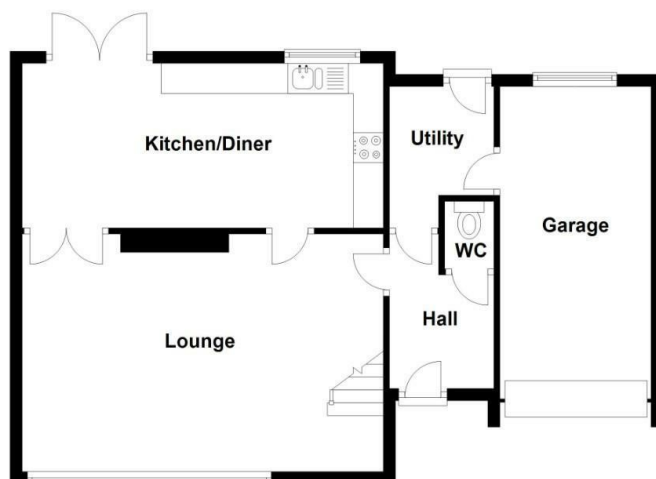


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



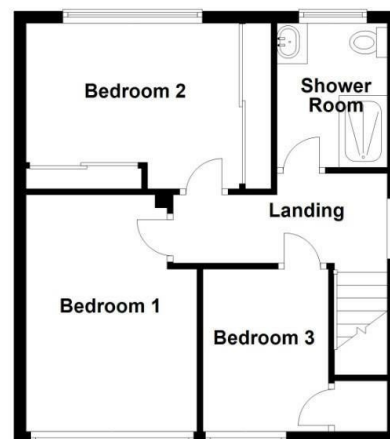
**Ground Floor**

Approx. 63.8 sq. metres (687.1 sq. feet)



**First Floor**

Approx. 40.5 sq. metres (436.1 sq. feet)



Total area: approx. 104.4 sq. metres (1123.2 sq. feet)

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