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28 Trebeferad  
Boverton, Llantwit  
Major, The Vale Of  
Glamorgan, CF61 1UW

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## 28 Trebeferad

Asking price **£249,950**

Traditional semi-detached 3 bedrooomed house in a quiet residential area with large, principally lawned, south westerly facing rear garden and rural views to the rear.

Semi-detached house in a quiet residential square with open grassed area to front

Entrance Hall and ground floor Bathroom, open plan Lounge/Dining Room leading to fitted Kitchen and side Hall

Landing and 3 Bedrooms to the first floor

Gravelled parking to the front, large rear garden with south westerly view to fields beyond





Traditional semi-detached 3 bedroomed house in a quiet residential area with large, principally lawned, south west facing rear garden and rural views to the rear.

UPVC double glazed entrance door to HALLWAY (6'6" x 8'8") half turn staircase to first floor with understairs cupboard, fitted carpet and door to ground floor BATHROOM (6'6" x 4'9") modern white suite including panelled bath with electric shower over, low level WC and pedestal wash hand basin, fully tiled to floor and walls with frosted double glazed window to front elevation.

LOUNGE/DINING ROOM (21' x 12' max 7'7" min) combining living and dining space with

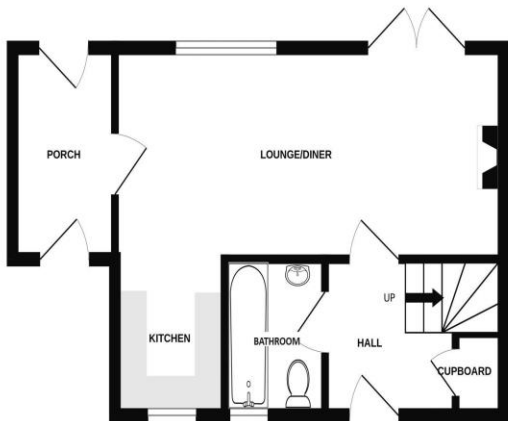
double glazed window and French doors to large rear garden, wall uplighters, coved ceiling and semi open plan to KITCHEN (10'9" x 7'9" max) range of timber effect fronted base and wall cupboard with roll top work surface and stainless steel one and a half bowl sink and drainer, space for cooker, double glazed window to front elevation, timber panelled ceiling with recess lighting. SIDE HALLWAY (7' x 5') accessed from dining area with quarry tiled floor and hardwood external panel doors to front and rear.

LANDING double glazed windows over stairs, fitted carpet, door to large walk in airing cupboard with walled shelving and radiator.

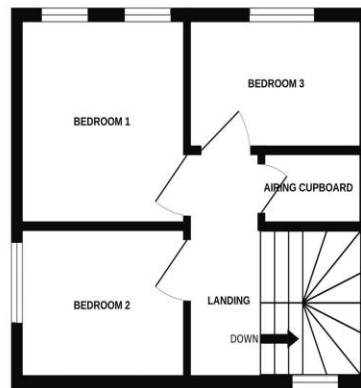
Doors to BEDROOM 1 (11'10" x 11'10") timber effect laminate floor and double glazed windows to large rear garden with direct rural views beyond. BEDROOM 2 (8'8" x 8'2") laminate floor, pendant light and double glazed window to rear. BEDROOM 3 (11'8" x 6'8") laminate floor, and double glazed window to side elevation.

Wide gravelled and concrete parking area to front with a large south west facing rear garden combining paved sitting area and lawn with rural views beyond, access to large sectional concrete WORKSHOP/STORE (17'6" x 9'8").

GROUND FLOOR



1ST FLOOR





### Directions

From our Cowbridge office travel in a westerly direction taking the left hand turn onto Llantwit Major Road. Stay on this road until you reach a T junction and turn left following signs for Llantwit Major. Continue along this road, at the first roundabout take the first exit, pass over the mini roundabout and travel straight through the traffic lights. At the second set of traffic lights turn right for Boverton.

What3words: sooner.punters.bibs

### Tenure

Freehold

### Services

Mains water, drainage, gas and electricity  
Council Tax Band C  
EPC Rating D

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing strictly by appointment through  
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.