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herbert r thomas

13 Monmouth Way
Boverton, Llantwit Major,
The Vale Of Glamorgan,
CF61 2GT

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13 Monmouth Way

Asking price **£399,000**

Substantial extended five bedroom, two bathroom detached family home in a quiet residential area well located for local amenities.

Extended detached family home providing excellent accommodation

Entrance hall, 2 reception rooms, large well fitted kitchen/dining room and combined utility/cloakroom

5 bedrooms, en-suite shower room and family bathroom

Parking and integral single garage

Lawned gardens to front and rear





Substantial extended 5 bedroomed detached family home in a quiet residential area.

Modern composite entrance door to HALLWAY, timber effect floor, staircase to first floor with large under stairs cupboard. Doors to LIVING ROOM, fitted carpet, pendant light and double glazed window to front elevation. SITTING ROOM with matching timber effect vinyl floor, double glazed window to front and french doors to rear. A generous modern KITCHEN/DINING ROOM with extensive range of white high gloss base and wall cupboards, stone effect work tops with stainless steel double sink, bi-fold doors to the garden and integrated appliances including double oven and

microwave, fridge/freezer, ceramic hob, extractor and dishwasher. Ceramic tiled floor and ample room for family sized dining table.

UTILITY/DOWNSTAIRS CLOAKROOM, with space and plumbing for washing machine and tumble drier, roll top work surface, ceramic tiled floor, white low level WC and pedestal wash hand basin, frosted double glazed window.

LANDING, loft hatch and doors to BEDROOM 1 part of the extended section of the house with double glazed window to front elevation and door to EN-SUITE SHOWER ROOM, fully tiled to floor and walls, walk in glazed shower cubicle, pedestal wash hand basin and low level WC, frosted double glazed

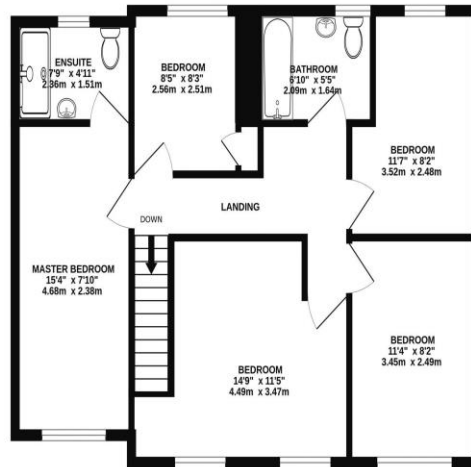
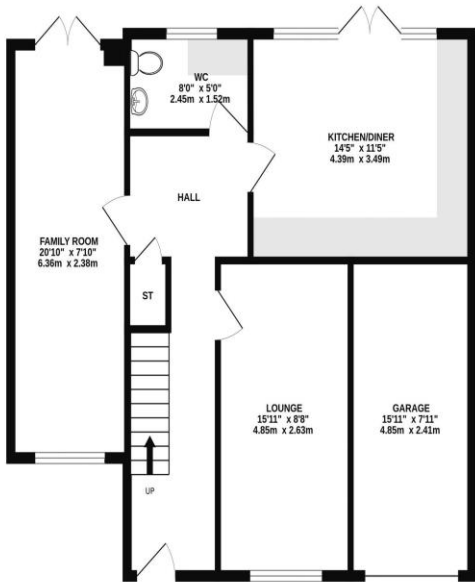
window. BEDROOM TWO, a large double room with two windows to front elevation. Double BEDROOM THREE, fitted carpet and double glazed window to front. BEDROOM FOUR, a small double, coved ceiling, pendant light and double glazed window to rear. BEDROOM FIVE, built in cupboard, with window to rear. FAMILY BATHROOM, white wash hand basin and low level WC with vanity cupboards, panelled bath with shower over, frosted double glazed window to rear and chrome heated towel rail.

Shaped front lawn with large pressed concrete driveway providing parking and access to integral SINGLE GARAGE with single up and over door.

Rear garden is principally lawned with fenced boundaries. The small cul-de-sac'd turning area to the rear provides additional roadside parking. Footnote: The former school site immediately to the rear of the property is currently the subject of a planning application for the purposes of providing transitional accommodation.

GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.

1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 1430 sq.ft. (132.9 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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Directions

From Cowbridge, travel south signposted, Llantwit Major. Travel beyond Llandow industrial estate. At the roundabout turn left, proceed over the mini roundabout and at the traffic lights turn right onto Llanmaes Road. Turn almost immediately left onto Monmouth Way. Continue along Monmouth Way where No.13 can be found on you right hand side.

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band E
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

