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29 Cae Brewis

Boverton, Llantwit Major,  
The Vale Of Glamorgan,  
CF61 2AU

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## 29 Cae Brewis

Asking price **£290,000**

A modern, well presented, three double bedroom semi-detached townhouse. With private enclosed rear garden.

Modern Barrett Homes built, three double bedroom townhouse

Small development on the periphery of Llanwit Major

Flexible living and bedroom accommodation

Ground floor kitchen/dining room, study and cloakroom

Three double bedrooms, bedroom one with en-suite shower room and family bathroom

First floor lounge

Off-road parking for two vehicles

Much improved and extended, landscaped rear garden

Viewings highly recommend





This modern, three double bedroom, semi-detached townhouse is situated on a small development conveniently located on the periphery of Llanwit Major. The property offers flexible living and bedroom accommodation, over three floors.

The ground floor and entrance HALLWAY with double doors into cloaks storage cupboard plus stairs rising to the first floor has vinyl wood effect flooring which continues into the kitchen/dining room. The KITCHEN/ DINING ROOM with French doors flanked by windows giving access and views into the rear garden offers a

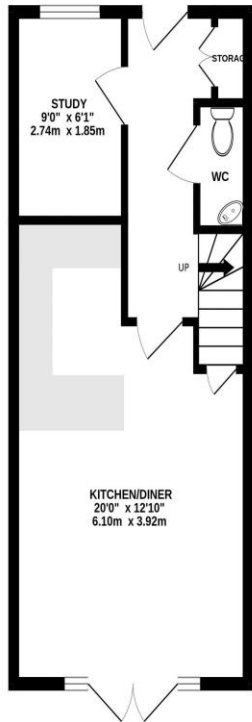
range of fitted base, larder and wall mounted, high gloss white units. Integrated appliances include oven with four ring gas hob and cooker hood over, fridge/freezer, dishwasher and washer/dryer. Door into under storage cupboard. The STUDY with window to front is ideal for those working from home, but could become a children's playroom or ground floor single bedroom if required. Finally off the hallway is a CLOAKROOM housing a white two-piece suite.

The first floor LANDING has stairs rising to the second floor accommodation and gives access to the lounge which has a window to front aspect. BEDROOM ONE is located at the rear of the house enjoying views over the garden and into the greenbelt beyond. It benefits from an EN-SUITE SHOWER ROOM housing a white three-piece suite which includes a fully tiled double shower cubicle.

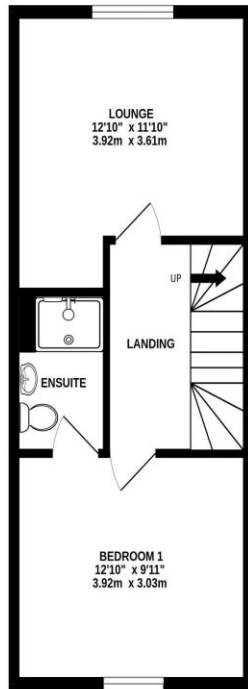
The second floor LANDING (2) gives access to bedrooms two and three and family bathroom. BEDROOM TWO with built-in storage cupboard has a skylight to rear. BEDROOM THREE has an over stairs storage cupboard and dormer window to front with far reaching views between neighbouring properties. The FAMILY BATHROOM has a white three-piece suite which includes a panel bath with splashback tiling over.

Outside, to the front of the property is an open plan, low maintenance forecourt garden. To the side of the property is a driveway with parking space for two vehicles. To the rear is an enclosed, extended, low maintenance landscaped garden with a large paved patio with pergola over, leading onto an Astroturf lawn.

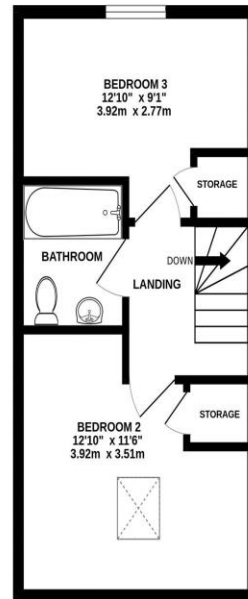
GROUND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.4 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 Llantwit Major town centre travel along Boverton Road, passing the rugby field on your right hand side. Continue into and through Boverton village. At the traffic lights turn right. Proceed through the traffic lights and take the next left hand turning into Cae Brewis. Turn left and follow this road through the development for a very short distance where No.29 is on your right hand side.

### Tenure

Freehold

### Services

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

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	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.

