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9 Cae Brewis  
Boverton  
Llantwit Major  
The Vale Of Glamorgan  
CF61 2AU



## 9 Cae Brewis

Asking price **£385,000**

Modern, four double bedroom family home in a small, private development within easy access of the village of Boverton and coastal town of Llantwit Major.

Well-presented, four double bedroom family home in a quiet residential development

Covered entrance to hallway, main living room, separate sitting room/ ground floor bedroom, rear kitchen dining room with integrated appliance, utility room and cloakroom

Landing, four double bedrooms, en-suite shower room and family bathroom

Parking to front

Southerly paved and astro-turfed rear garden

Easy access to local amenities









Modern, four double bedroom family home in a small, private development within easy access of the village of Boverton and coastal town of Llantwit Major.

Open covered entrance with composite double glazed door to HALLWAY, timber effect floor, traditional spindled staircase with hardwood rail to first floor, built-in storage cupboard and doors to LIVING ROOM, double glazed window to front elevation, feature panelled wall. SITTING ROOM/ GROUND FLOOR BEDROOM double glazed window to front elevation, floor to ceiling built-in cupboard containing mains gas central heating boiler, a substantial

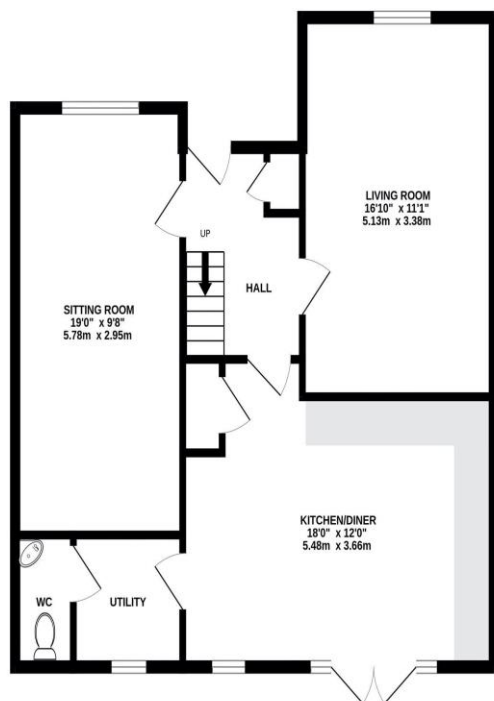
room converted from the original converted garage. This conversion has been undertaken by the current owners without building regulations approval. An indemnity policy will be provided. A rear KITCHEN/ DINING ROOM of generous proportions with range of white high-gloss base and wall cupboard, timber effect worktops with inset stainless steel one and a half bowl sink and drainer, integrated fridge freezer, dishwasher, oven, hob and extractor, timber effect floor, double glazed French doors and windows to rear garden. Understairs cupboard and door to UTILITY ROOM, space and plumbing for washing machine and tumble dryer, fitted cupboards and timber

effect worktop, window to rear a door to ground floor CLOAKROOM, white low level WC and wash hand basin with tiled splashback.

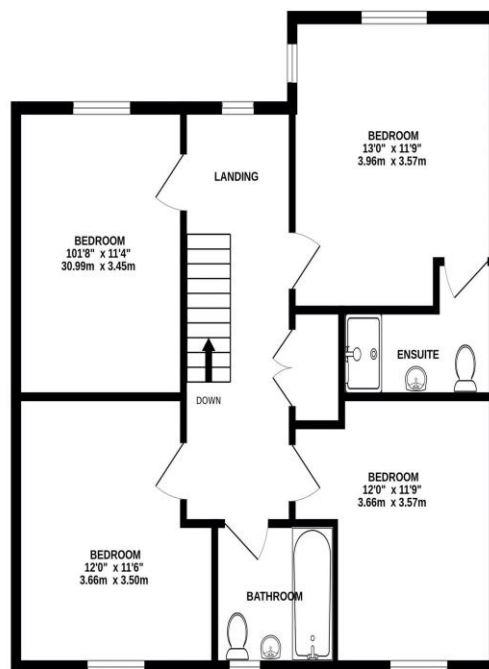
Spacious first floor accommodation to include LANDING, balustrade, double glazed window to front elevation, loft hatch and double airing cupboard with pressurised hot water tank. PRINCIPAL BEDROOM feature panelled wall, double glazed windows and recess suitable for free standing or built-in wardrobes. EN-SUITE SHOWER ROOM includes a large, fully tiled shower cubicle with glazed entry door and mains shower attachment, pedestal basin and low level WC, timber effect vinyl floor. Double BEDROOM TWO with aspect to front. Double BEDROOM THREE, feature panelling and double glazed window to rear garden. Finally, a double BEDROOM FOUR with southerly aspect to rear. FAMILY BATHROOM, containing white panelled bath, pedestal basin, tiled splashback and low level WC, timber effect vinyl floor and frosted double glazed window.

Outside, the property enjoys a secluded position with double width brick paviour parking, a gravelled front garden and gated side path to the rear garden which enjoys a southerly aspect, is paved and astro-turfed for easy maintenance.

GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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. On entering Cae Brewis, bear left and the property is on your left hand side.

What3words: magpie.fortnight.discussed

## Tenure

Freehold

## Services

Mains water, drainage, gas and electricity

Council Tax Band E

EPC Rating B

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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