





24 Crawshay Drive

Boverton, Llantwit Major

*****REDUCED FOR A QUICK SALE***** IN NEED OF SOME UPDATING, WITH HUGE POTENTIAL OF BEING A BEUTIFUL FAMILY HOME. Open to reasonable offers over £250,000 with motivated sellers, this GEORGIAN style property briefly comprising entrance hallway with new composite front door, sitting/dining room, kitchen, 3 bedrooms and a family bathroom fitted three years ago. Outside is a low maintenance garden to the front with driveway leading to the GARAGE. The rear garden is enclosed and low maintenance with an additional nearby parking area suitable for caravan etc. The property enjoys UPVC double glazed windows and doors and gas central heating with a combination boiler. An ideal family home in the very popular town of Llantwit Major, vale of Glamorgan - less than a mile to the railway station and just 2 miles to the beach. Llantwit Major has a range of shops, amenities and schools. Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: C EPC Environmental Impact Rating:

- GEORGIAN STYLE SEMI.
- SITTING/DINING ROOM.
- DRIVEWAY & GARAGE.
- UPVC. GCH WITH COMBI.
- ENCLOSED REAR.
- 3 BEDROOMS. EPC C69.





GROUND FLOOR

Entrance Hallway

UPVC double glazed entrance door. Staircase to first floor. Radiator. Under stairs cupboard. Doors to sitting/dining room and kitchen.

Sitting/Dining Room

23' 5" x 10' 10" (7.14m x 3.30m)

Double aspect room with UPVC double glazed window to front and UPVC double glazed sliding patio door to rear. 2 radiators. Door to kitchen. Wood effect flooring. Space for dining room table and chairs. Please note gas point is still present if one wanted to reinstate a gas fire.

Kitchen

10' 0" x 8' 0" (3.05m x 2.44m)

UPVC double glazed door and window to rear. Fitted kitchen units comprising eye level units and base units with drawers and work surfaces over with ceramic tile surrounds. Inset stainless steel sink with mixer taps. Fitted electric oven, gas hob and extractor hood. Spaces for domestic appliances. Ceramic Floor tiles.

FIRST FLOOR

Landing

Partly boarded loft with folding ladder and lighting. Doors to bedrooms and bathroom. Airing cupboard with combination gas boiler. Over stairs cupboard.

Bedroom 1

12' 10" x 10' 4" (3.91m x 3.15m)

UPVC double glazed window to the rear. Radiator. Recess with wardrobes.

Bedroom 2

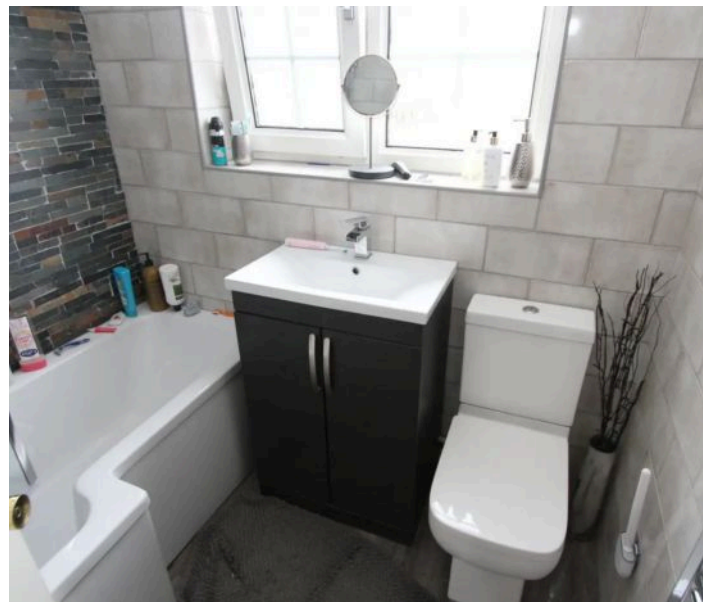
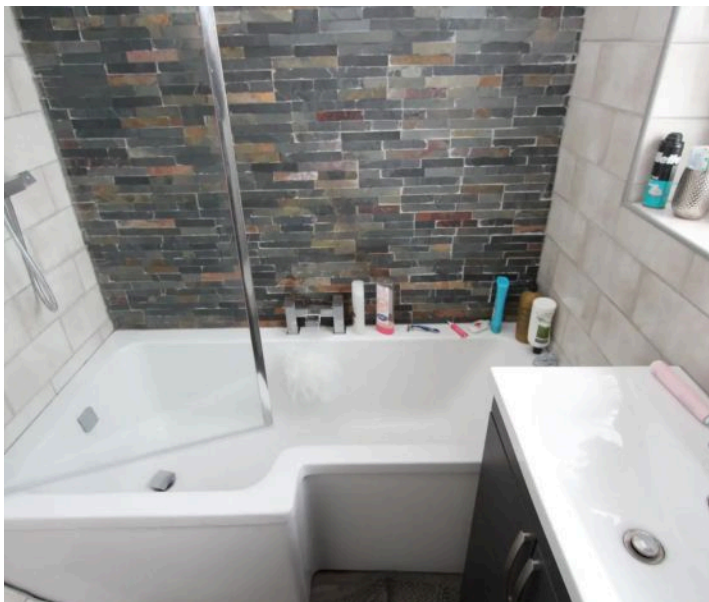
11' 3" x 10' 4" (3.43m x 3.15m)

UPVC double glazed window to the front. Radiator.

Bedroom 3

7' 11" x 6' 6" (2.41m x 1.98m)

UPVC double glazed window to the rear. Radiator.





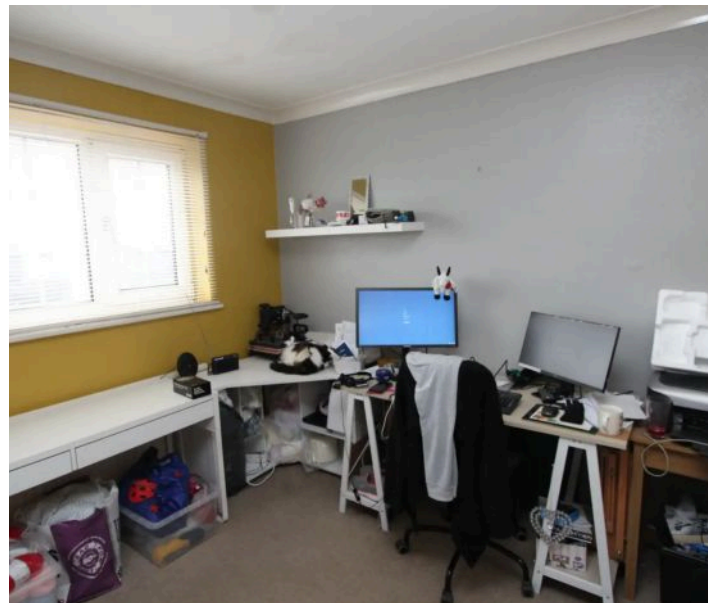
Bedroom 3

7' 11" x 6' 6" (2.41m x 1.98m)

UPVC double glazed window to the rear. Radiator.

Bathroom

UPVC double glazed opaque window to the front. Paneled bath with mixer shower over and glazed shower screen. Wash handbasin with mixer tap. Low level WC. Ceramic wall tiles to 3 walls. Ceramic floor tiles. Vertical radiator.

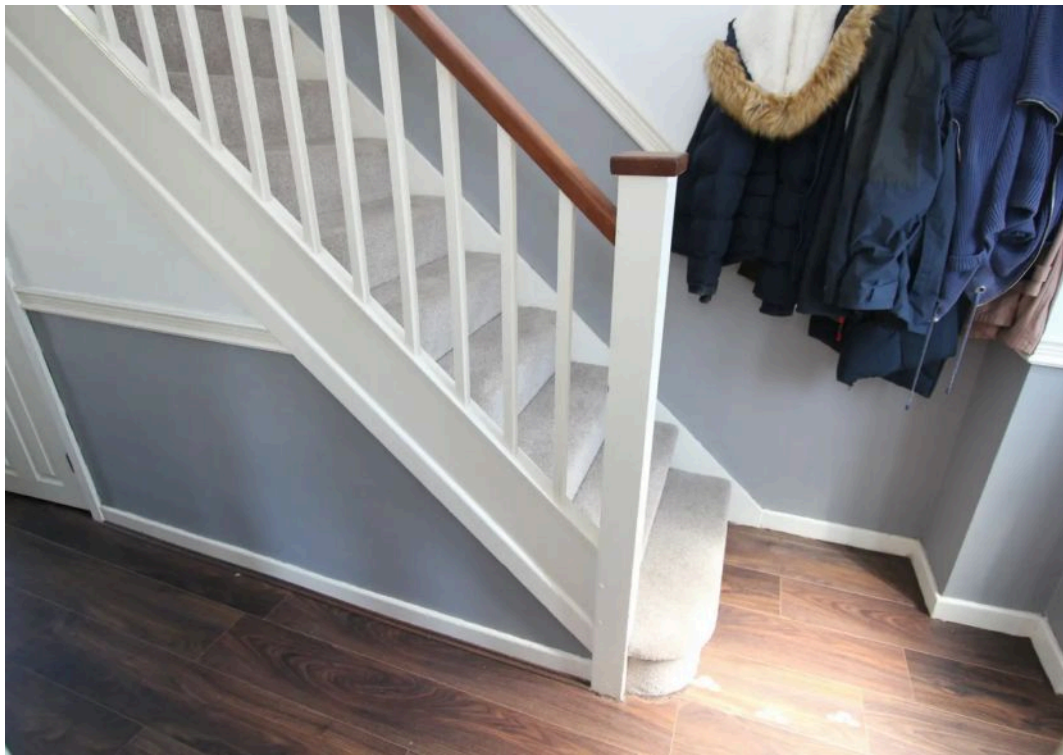




GARDEN

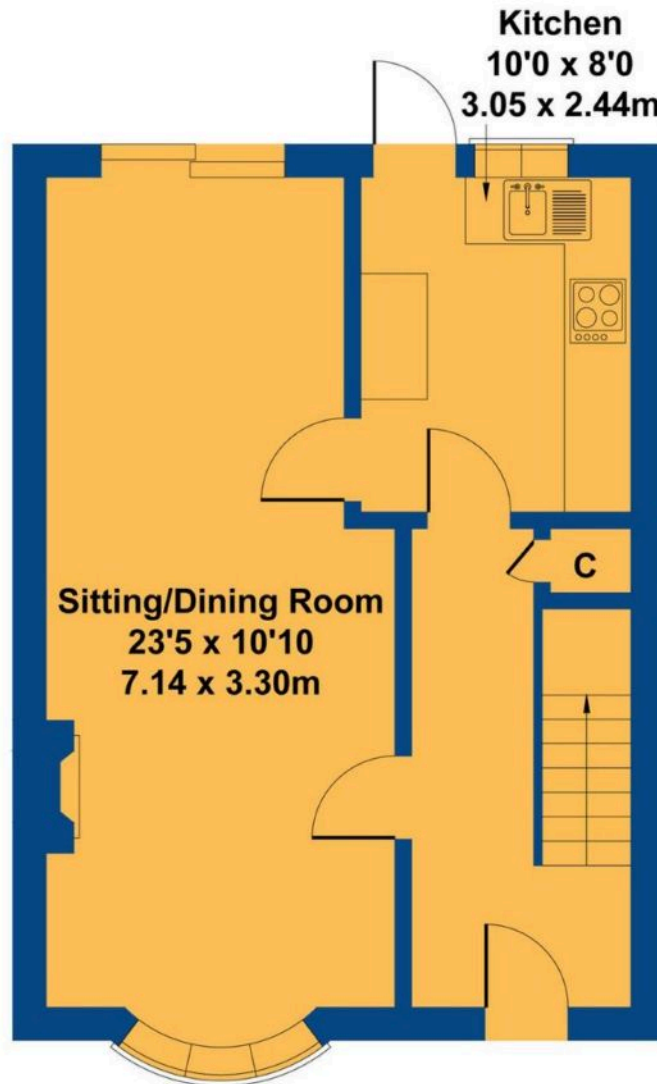
Front: Low maintenance garden with driveway leading to the garage. Garage: Up and over door - which was replaced a year ago with a new door. Power and lighting. Room to the rear for appliances and freezer. Loft storage. UPVC pedestrian door to the rear garden. Rear Garden: A level enclosed garden which is low maintenance with flagstone paving. Water tap. Block boundary walls. Timber garden gate. Parking Space to rear: As one faces the row of garages, the third plot from the right (without a garage) belongs to number 24. Maybe suitable to store caravan or trailer.



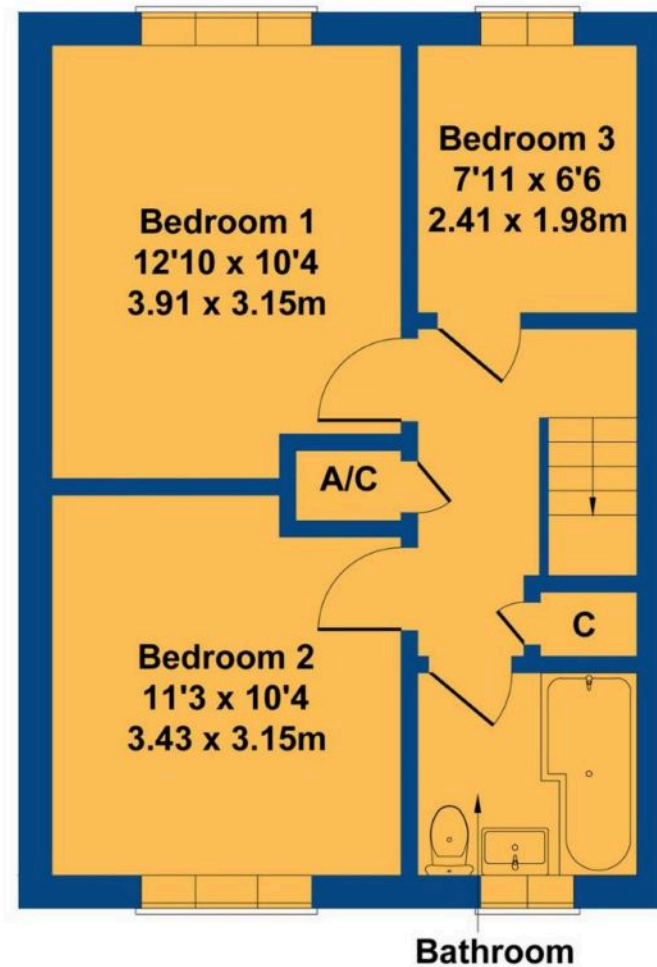


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Approximate Gross Internal Area
861 sq ft - 80 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

llantwitmajor@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.