







## 16 Cardigan Crescent

Boverton, Llantwit Major

SUPERB FAMILY LIVING SPACE with this well presented EXTENDED DETACHED FAMILY HOME located in a popular quiet location of similar properties, within easy reach of local shops, schools and amenities of Llantwit Major, Vale of Glamorgan. Briefly the property comprises entrance hallway, reception room two, sitting room, kitchen/diner, and cloakroom/WC to the ground floor. To the first floor are three bedrooms and a shower room, with an EN-SUITE to the master bedroom. Outside there is a double driveway to the front with a tranquil sunny and private garden with patio to the rear. The property enjoys UPVC double glazed windows and doors, bi-fold doors, and gas central heating with a combination boiler. A SUPERB OPPORTUNITY to acquire a lovely family home. Llantwit Major also has bus station and train station. The Heritage Coastline and beaches are within easy reach. Council Tax band: E Tenure: Freehold EPC Energy Efficiency Rating: C EPC Environmental Impact Rating:

- DETACHED FAMILY HOME.
- SUPERB EXTENSION TO REAR.
- NO FORWARD CHAIN.
- EPC C72. 3 BEDROOMS.
- 3 RECEPTION ROOMS.
- UPVC. GCH COMBI.
- DOUBLE DRIVEWAY.





## GROUND FLOOR

### Entrance Hallway

UPVC opaque glazed front entrance door. Glazed door to sitting room.

### Sitting Room

15' 2" x 15' 10" (4.62m x 4.83m)

Glazed double doors to reception room 2. Glazed door to kitchen/diner. Radiator. UPVC bay window to front.

### Reception Room Two

8' 1" x 13' 5" (2.46m x 4.09m)

UPVC bay window to front. Radiator.

### Kitchen/Diner/Living

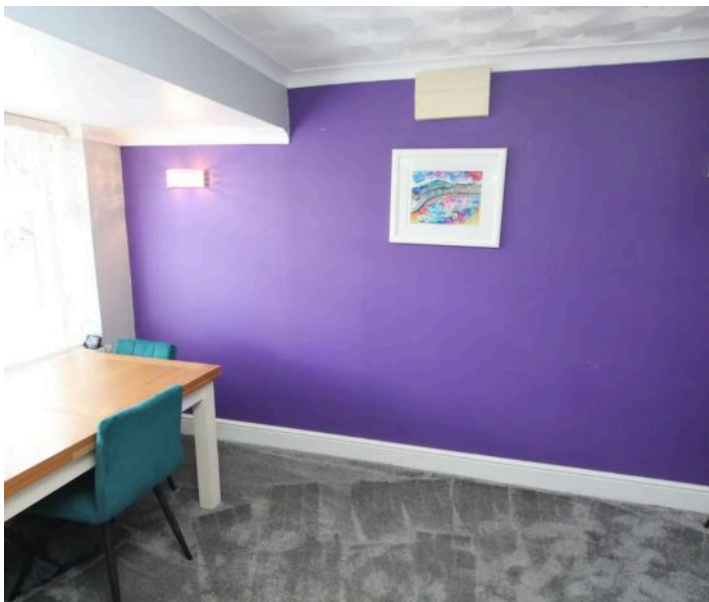
29' 1" x 22' 4" (8.86m x 6.81m)

Open plan living space with a stunning fully fitted kitchen comprising eye level units base units with drawers and solid marble work surfaces over. Bifold doors to rear. Limestone floor tiles. Breakfast bar area. Veluxes to rear. Vertical radiator. Down lighting. Inset five burner gas hob. Under stairs cupboard. UPVC glazed door to rear. Space for white goods. Eye level oven and grill. Integrated fridge and freezer. Inset sink with mixer tap. Wall mounted Worcester combination boiler providing the central heating and hot water. Door to cloakroom/WC.

### Cloakroom/WC

5' 8" x 2' 5" (1.73m x 0.74m)

Low level WC. Wash hand basin with mixer tap. Down lighting. Continuity of limestone floor tiles from kitchen/diner. Vertical radiator.





## FIRST FLOOR

### Landing

Doors to bedrooms and shower room. Linen cupboard.

### Bedroom 1

15' 1" x 13' 3" (4.60m x 4.04m)

UPVC window to front. Built in wardrobe. Radiator.

Glazed door to en-suite.

### En-suite

7' 1" x 8' 7" (2.16m x 2.62m)

Wash hand basin with mixer tap. Storage units.

Vertical radiator. UPVC opaque window to rear. Low

level WC. ceramic wall and floor tiles. Panelled bath

with whirlpool jets and mixer shower attachment over.

### Bedroom 2

11' 11" x 8' 9" (3.63m x 2.67m)

UPVC window to front. Radiator.

### Bedroom 3

8' 10" x 9' 5" (2.69m x 2.87m)

UPVC window to rear. Radiator. Access to attic space

(stairs with power and lighting, boarded out for

storage).

### Shower Room

5' 9" x 7' 6" (1.75m x 2.29m)

Low level WC. Radiator. Partially tiled walls. Wash hand

basin. UPVC opaque window to rear. Shower enclosure

with electric mixer shower. Down lighting. Vinyl floor

covering.







## **GARDEN**

Rear Garden - an impressive enclosed and private garden, laid to lawn, with mature raised borders. Superb limestone patio area providing ample space for table and chairs etc. Gate to side.

## **OFF STREET**

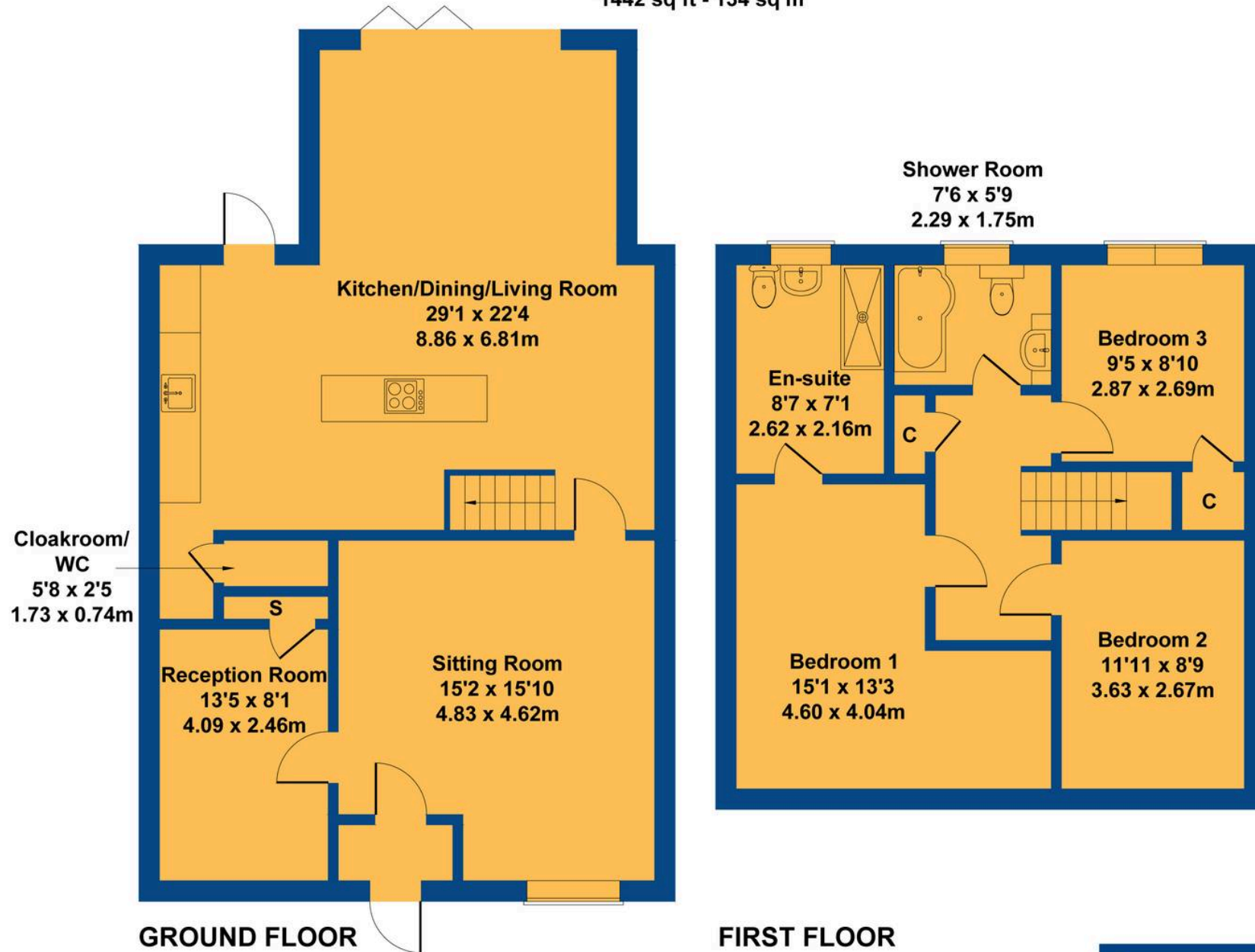






# 16 Cardigan Crescent

Approximate Gross Internal Area  
1442 sq ft - 134 sq m



Not to Scale. Produced by The Plan Portal 2024  
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](mailto:llantwitmajor@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://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.