



29 Cardigan Crescent, Boverton
£255,000



29 Cardigan Crescent

Boverton, Llantwit Major

This detached family home comes with no forward chain, with double driveway and garage, and lies in a mature well respected area of Llantwit Major - with its shops, amenities, schools, and bus and train stations. The property comprises to the ground floor, two reception rooms and kitchen. To the first floor are three bedrooms and bathroom. Outside there are gardens to the front and rear, with double driveway and extended garage. 29 Cardigan Crescent enjoys gas central heating (boiler not working) and UPVC windows and doors. The property is in need of some modernising but offers an excellent opportunity to put your own stamp on the property.

Council Tax band: E

Tenure: Freehold

- DETACHED FAMILY HOME.
- 3 BEDROOMS.
- 2 RECEPTION ROOMS.
- DOUBLE DRIVEWAY.
- EXTENDED GARAGE.
- NO FORWARD CHAIN.





GROUND FLOOR

Entrance Hallway

UPVC opaque glazed front entrance door. Doors to sitting room and reception room 2.

Sitting Room

13' 0" x 19' 2" (3.96m x 5.84m)

Stairs to first floor. Log burner. UPVC windows to front and rear. Radiators. UPVC opaque glazed door to rear. Door to kitchen.

Kitchen

8' 3" x 15' 1" (2.51m x 4.60m)

Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over with inset stainless steel sink. UPVC window to rear. Space for white goods. Wall mounted gas boiler (not working).

FIRST FLOOR

Landing Loft access. Doors to bedrooms and bathroom.

Bedroom 1 12' 3" x 13' 2" (3.73m x 4.01m)

UPVC window to front. Radiator. Built in wardrobe.

Bathroom 8' 4" x 7' 6" (2.54m x 2.29m)

Low level WC. Panelled bath with shower attachment over. Pedestal wash hand basin. UPVC opaque window to rear. Radiator.

Bedroom 2 9' 9" x 8' 2" (2.97m x 2.49m)

UPVC window to rear. Radiator. Airing cupboard.

Bedroom 3 9' 3" x 8' 6" (2.82m x 2.59m)

UPVC window to front. Radiator. Built in wardrobe.

Reception Room 2/Study 8' 2" x 10' 9" (2.49m x 3.28m)

Radiator. UPVC window to front.



GARDEN

Front - open plan laid to lawn. Extended garage.
Driveway for 2 cars. Rear - enclosed laid to lawn. Gate
to side. Water tap.

GARAGE

Double Garage

DRIVEWAY

2 Parking Spaces

Double driveway.





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