





2 Berry Court

Boverton, Llantwit Major

Recently renovated 3-bed terraced house in central location. High standard of finish, ideal for families or professionals. Beautifully presented with kitchen/diner, enclosed rear garden, gas central heating. Viewings recommended to appreciate.

Council Tax band: TBD

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





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- RECENTLY RENOVATED TO A HIGH STANDARD
- BRAND NEW FIXTURES AND FITTINGS THROUGHOUT
- 3 BEDROOMS
- CLOAKROOM/WC
- EPC C70. UTILITY ROOM
- CONVENIENT LOCATION





Entrance Hallway

Upvc front entrance door and picture window. Laminate flooring. Doors to kitchen/diner, living room and cloakroom WC. Under stairs storage area or room for desk/office space. Radiator, stairs to first floor

Cloakroom WC

5' 10" x 3' 0" (1.78m x 0.91m)

Upvc window to front. Porcelain tile flooring. Partially subway tiled walls. Low level WC. Cupboard with wash-hand basin and mixer tap. Door to hall.

Kitchen/Diner

16' 0" x 10' 0" (4.88m x 3.05m)

Upvc window to front. Porcelain tiled flooring. Subway tiled splashbacks. Brand new fully fitted kitchen comprising eye level units, base units with wood effect work surfaces over, fitted dishwasher, fitted electric oven and hob, extractor hood, inset sink, Space for dining room table and chairs. Radiator. Door to hall.

Living Room

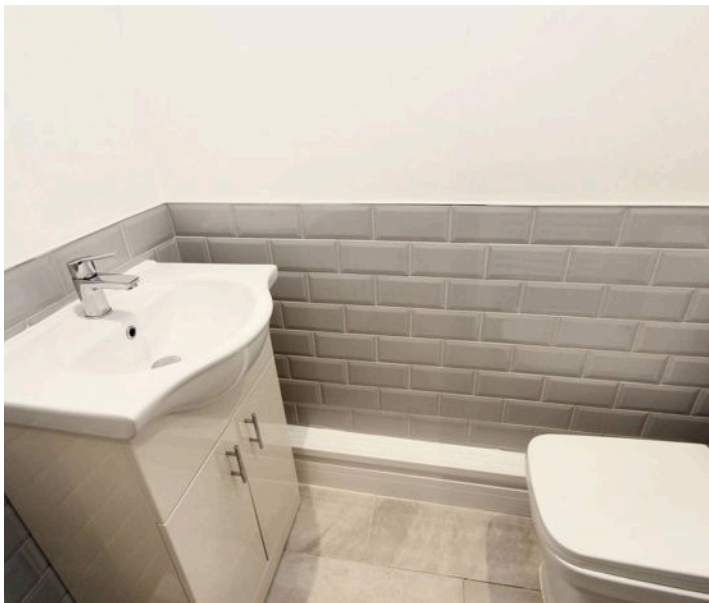
16' 0" x 12' 0" (4.88m x 3.66m)

Upvc french doors and picture window to rear. Laminate flooring. Media wall with feature log effect electric fire. Radiator. Doors to Utility Room and Hall.

Utility Room

10' 0" x 4' 0" (3.05m x 1.22m)

Upvc door to garden. Upvc window to rear. Porcelain tiled flooring. Plumbed for washing machine. Wood effect worktop with stainless steel legs. Subway tiled splashback. Electric storage heater. Door to living room.





Landing

Carpet flooring. Doors to bedrooms and family bathroom, airing cupboard housing combination boiler. Access to boarded loft with pull down ladder.

Master Bedroom

13' 11" x 9' 11" (4.24m x 3.02m)

uPVC window to rear. Laminate flooring. Radiator. Walk in wardrobe with hanging space and shelves. Door to landing.

Bedroom Two

11' 11" x 9' 10" (3.63m x 3.00m)

uPVC window to front. Laminate flooring. Radiator.

Bedroom Three

11' 0" x 6' 0" (3.35m x 1.83m)

uPVC window to rear. Laminate flooring. Radiator.

Family Bathroom

6' 0" x 5' 0" (1.83m x 1.52m)

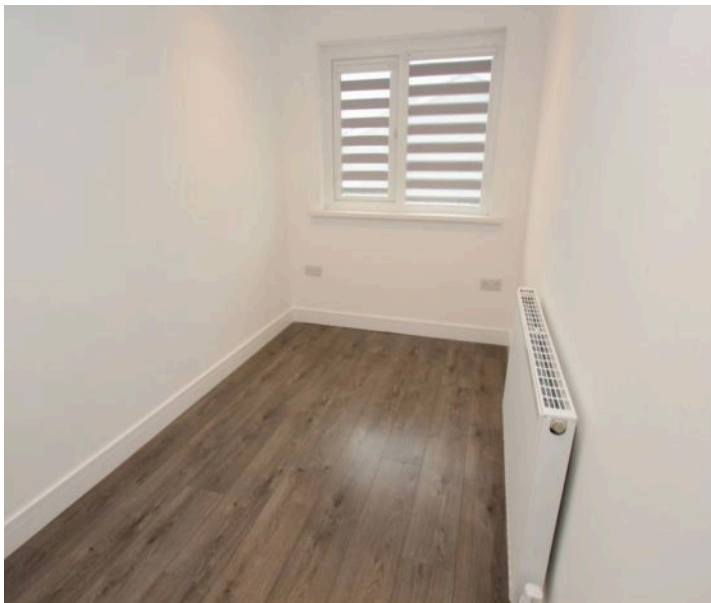
uPVC opaque window to front. Fully tiled with porcelain tiles. Low level WC. Double length shower enclosure with glass screen and mains powered shower and tiled storage alcoves. Storage cupboard with wash-hand basin and mixer tap. Wall mounted mirror with lighting.

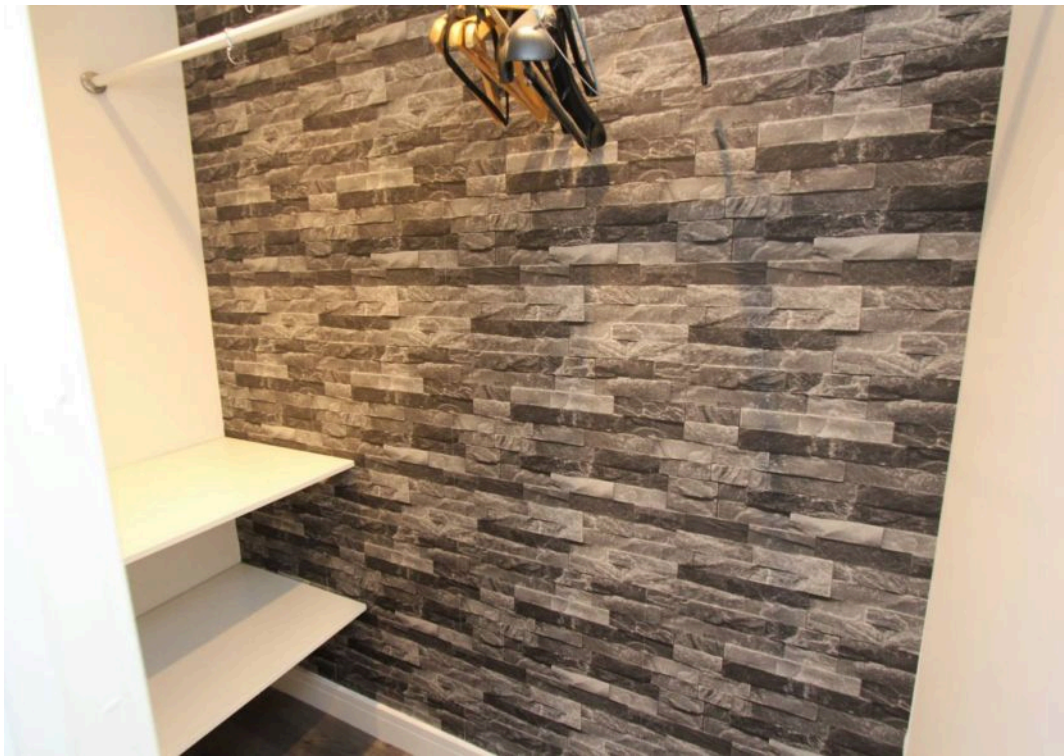




REAR GARDEN

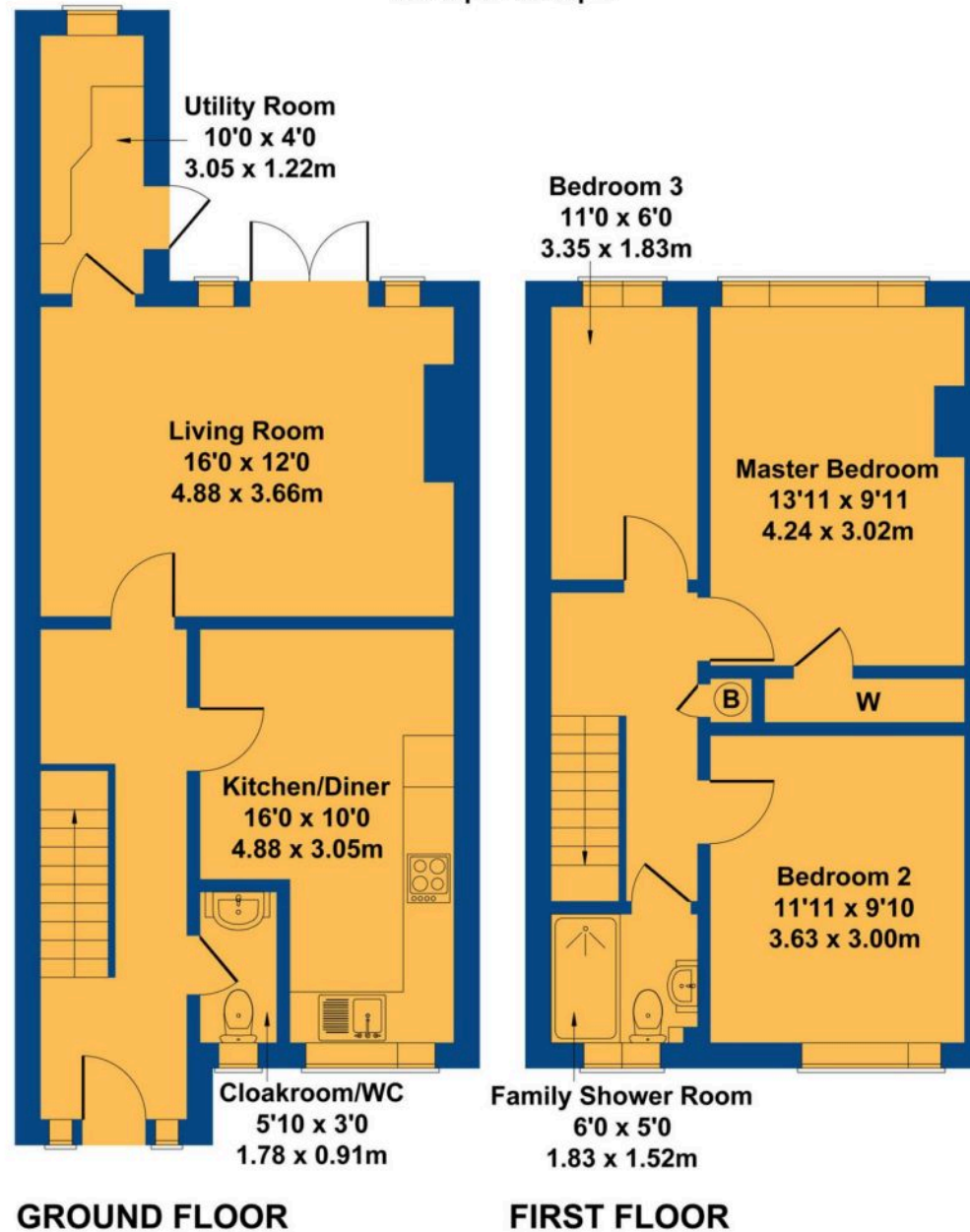
Enclosed, fenced garden with gate to lane behind.
Laid to patio.





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Approximate Gross Internal Area
969 sq ft - 90 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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