





30 Carne Court

Boverton, Llantwit Major

Charming property perfect for first-time buyers/investors. Modern amenities, traditional charm, EPC 85B, no onward chain. Front garden, rear patio, garden store, easy car park access. Book viewing now to discover full potential.

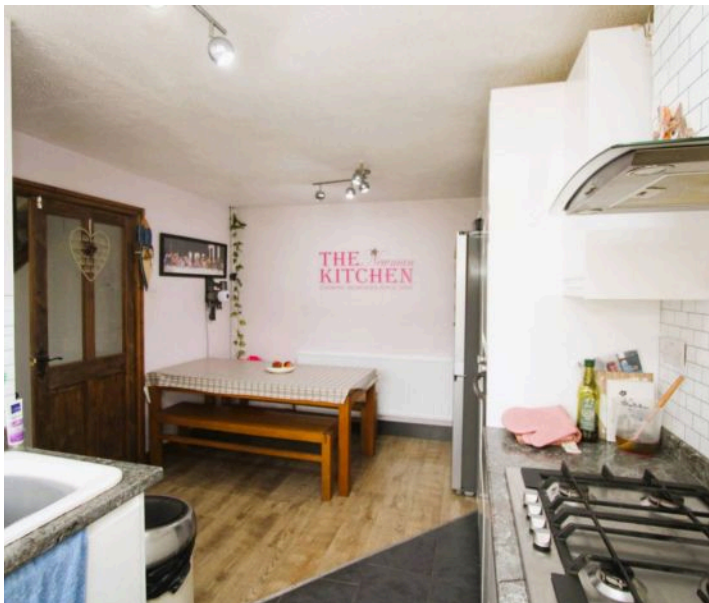
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- GCH AND UPVC WINDOWS
- EPC 85B
- THREE BEDROOMS
- NO ONWARD CHAIN
- DOWNSTAIRS CLOAKROOM
- MOST FIXTURES AND FITTINGS CAN BE INCLUDED WITH THE SALE





Hall

19' 0" x 5' 0" (5.79m x 1.52m)

Part glazed UPVC door to front with glazed picture window to side. Radiator. Laminate flooring. Stairs to first floor. Doors to cloakroom, kitchen/diner and living rooms. Under stairs cupboard

Cloakroom

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

Fitted with low level wc and wall hung wash hand basin with tiled splashback. Vinyl flooring. Door to hall

Kitchen/Diner

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

Measurements taken at maximum width. Narrows to 7'0 at the other side of the cloakroom. Fitted with a range of white gloss wall and base units. Upvc window to front. Part tile/part laminate flooring. Spaces for washing machine and American style fridge freezer. Zanussi electric oven. Gas hob with extractor over. Radiator. Space for table and chairs. Double wooden doors to hall.

Living Room

15'11" 0" x 11' 11" (460.55m x 3.63m)

Measurements taken into alcoves - 14'11 length to chimney breast. Coal effect gas fire with hearth and surround. Laminate flooring. Upvc window to rear. Radiator. Doors to hall and rear porch.

Rear Porch

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

Obscured glass upvc door and window to side. Vinyl flooring. Cupboard with space for tumble dryer. Door to living room.





Landing

8' 10" x 6' 0" (2.69m x 1.83m)

Stairs to ground floor. Cupboard housing "Logic" Combination boiler. Carpeted flooring. Doors to bedrooms and bathroom. Loft hatch.

Master Bedroom

17' 0" x 9' 10" (5.18m x 3.00m)

Measurements taken into curtained wardrobe area. Upvc window to rear. Laminate flooring. Radiator

Bathroom

8' 0" x 6' 0" (2.44m x 1.83m)

Fitted with a white three piece suite comprising of whirlpool bath with mains plumbed shower over, low level wc and vanity unit with counter top wash hand basin. Tiled walls. Tiled flooring and side of bath (some cosmetic damage). Upvc window to front

Bedroom two

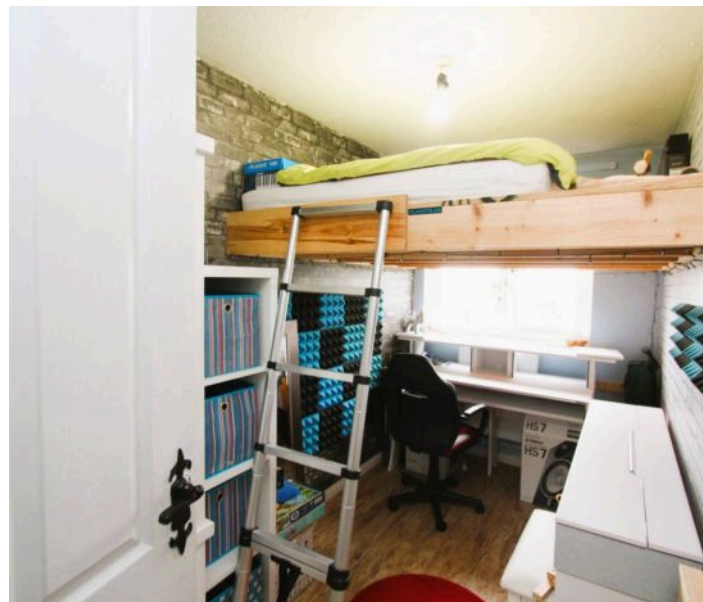
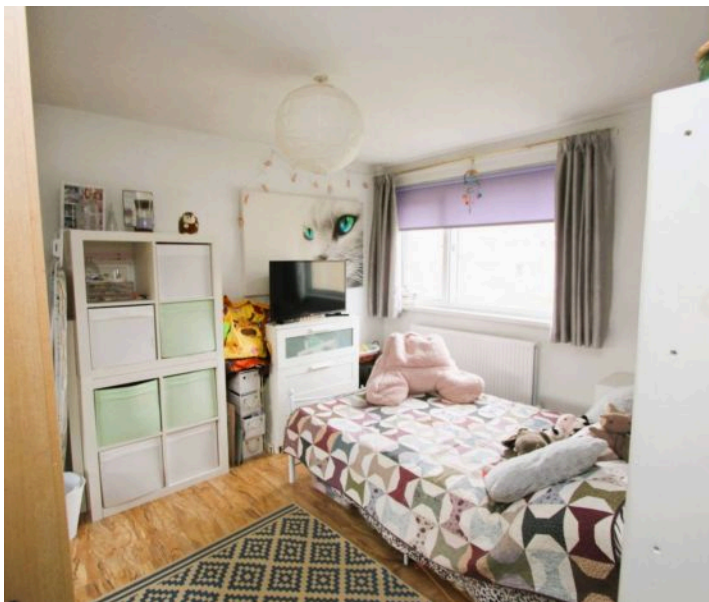
11' 11" x 9' 11" (3.63m x 3.02m)

Width narrows to 9'0. Upvc window to front. Radiator. Wardrobes. Laminate flooring in need of refurbishment or replacement.

Bedroom Three

11' 0" x 5' 11" (3.35m x 1.80m)

Upvc window to rear. Laminate flooring. Radiator. Mezzanine bed makes good use of the space provided.





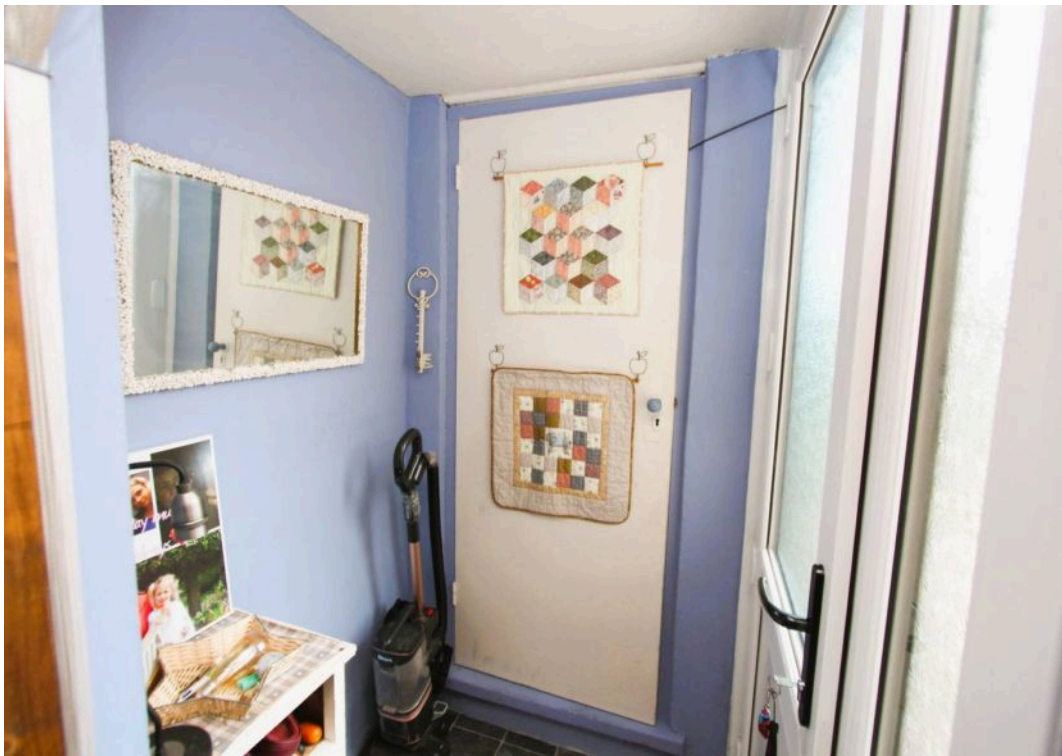
GARDEN

Mainly laid to lawn with path to front door.

GARDEN

Patio garden with additional decked area to rear. Wooden fencing to sides and rear with gate leading to the car park beyond. Useful garden store which adjoins the porch area.







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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.