





## 5 Cae Brewis

Boverton, Llantwit Major

NO FORWARD CHAIN. In a quiet position with DOUBLE DRIVEWAY and private sunny garden, lies this well presented 2019 new build semi detached home on the Sycamore Chase Barratts development in Boverton, Llantwit Major. 5 Cae Brewis comprises to the ground floor; entrance hallway, cloakroom/WC, sitting room and kitchen/diner with French doors to the rear garden. To the first floor are 3 bedrooms, family bathroom and EN-SUITE to the master bedroom. Outside there is a double driveway for two cars, and an enclosed southerly garden to the rear. The property enjoys gas central heating with a COMBINATION BOILER, UPVC windows and doors, and approximately 6 years are remaining on the NHBC certificate. Viewings are highly recommended to fully appreciate the presentation and position on the development. Cae Brewis is within easy reach of the shops, amenities and schools of Boverton and Llantwit Major, and the Heritage Coastline and beach. Please note there is a yearly management charge with this property. This charge is used for the upkeep, maintenance and management of the development - which we believe to be circa £340/year. Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: B EPC Environmental Impact Rating: B





## 5 Cae Brewis

Boverton, Llantwit Major

- NO FORWARD CHAIN.
- SEMI DETACHED HOME.
- 3 BEDS. CLOAKROOM/WC.
- DOUBLE DRIVEWAY FOR 2 CARS.
- BARRATTS NEW BUILD.
- EPC B84. SUNNY GARDEN.
- EN-SUITE. KITCHEN/DINER.





## GROUND FLOOR

### Entrance Hallway

Radiator. Stairs to first floor. Doors to cloakroom/WC and sitting room. Stairs to first floor. Opaque glazed front entrance door. Wood effect flooring.

### Cloakroom/WC

3' 2" x 5' 2" (0.97m x 1.57m)

Low level WC. Corner wash hand basin with mixer tap. Radiator. Wood effect flooring.

### Sitting Room

11' 10" x 16' 5" (3.61m x 5.00m)

UPVC window to front. Radiator. Wood effect flooring. Door to kitchen/diner.

### Kitchen/Diner

10' 8" x 15' 1" (3.25m x 4.60m)

Radiator. Wood effect flooring. UPVC French doors and UPVC window to rear. Under stairs cupboard. Fully fitted kitchen comprising eye level units base units with work surfaces over. Inset stainless steel sink with mixer tap. Integrated washing machine, dishwasher, gas hob, oven with hood, and fridge freezer. Wall mounted combination boiler providing the central heating and hot water. Space for dining room table and chairs.





## FIRST FLOOR

### Landing

Loft access. Doors to bedrooms and family bathroom. Over stairs cupboard.

### Family Bathroom

6' 5" x 5' 6" (1.96m x 1.68m)

UPVC opaque window to rear. Low level WC. Wash hand basin with mixer tap. Radiator. Panelled bath with mixer taps.

### Bedroom 1

8' 6" x 13' 10" (2.59m x 4.22m)

UPVC window to front. Radiator. Door to en-suite.

### En-Suite

4' 6" x 8' 8" (1.37m x 2.64m)

Low level WC. Radiator. Vertical wash hand basin with mixer tap. Shower enclosure with electric mixer shower.

### Bedroom 2

8' 6" x 10' 3" (2.59m x 3.12m)

UPVC window to rear. Radiator.

### Bedroom 3

8' 9" x 6' 4" (2.67m x 1.93m)

UPVC window to front. Radiator.





## **GARDEN**

Front - an open plan area, low maintenance Rear Garden - and enclosed sunny garden laid to lawn, with gate and paved area for table and chairs etc.

## **DRIVEWAY**

2 Parking Spaces

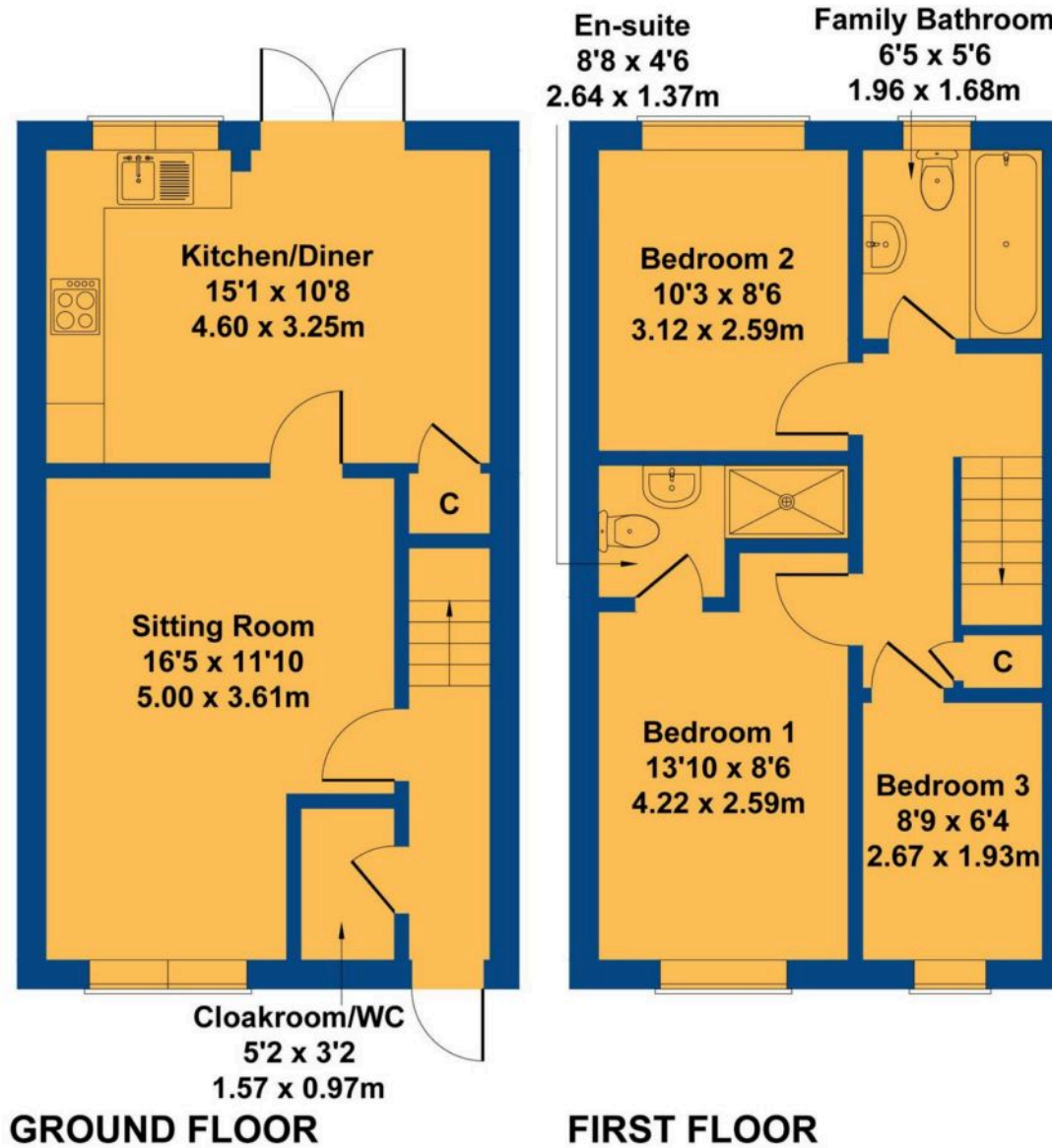
Double driveway providing parking for two cars adjacent to each other.





# 5 Cae Brewis

Approximate Gross Internal Area  
829 sq ft - 77 sq m



Not to Scale. Produced by The Plan Portal 2025  
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