



24 Trebeferad, Boverton,
Llantwit Major, CF61 1UW

Watts
& Morgan



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Llantwit Major, CF61 1UW

Guide Price £239,950 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A traditional three bedroom semi-detached property located in Boverton, Llantwit Major. Offering a generous plot with farmland views to the rear. Accommodation comprising; entrance hallway, lounge, conservatory, fitted kitchen and a ground floor bathroom. First floor landing leading to two double bedrooms and a single room. Mature landscaped front and rear gardens. With potential to extend to create further accommodation (subject to necessary consents).

No onward chain.

EPC Rating; 'TBC'.



Directions

Cowbridge Town Centre – 6.5 miles

Cardiff City Centre – 20.2 miles

M4 Motorway – 10.0 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Positioned opposite the communal 'green' in Trebeferad, a gated frontage with central footpath leads to the entrance. A uPVC door opens through into the hallway with carpeted staircase to the first floor landing and all doors lead off to the living accommodation.

The lounge is a generous sized reception room with feature electric fireplace to remain. Double doors from here lead to a conservatory which provides access out onto the garden.

From the hallway, there is a ground floor bathroom with L-shaped bath and electric shower over.

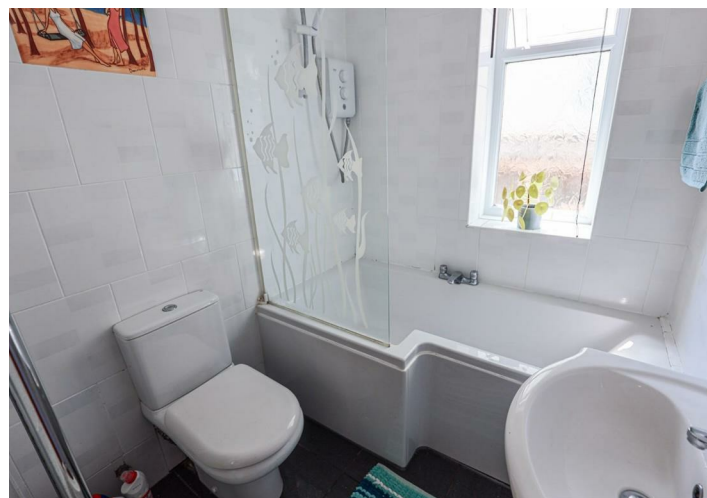
Adjacent to here is the kitchen fitted with a traditional pine suite offering a range of wall and base units with display cabinets and complementary work surfaces. There is an integral 4-ring gas cooker with oven below. Plumbing is provided for one appliance with ceramic tiled flooring and access from here is provided into the rear porch which has plumbing for a further appliance and provides access out to the rear garden.

To the first floor, the landing provides lovely views over the garden and over farmfields and across Llantwit Major. There are two double bedrooms - the larger bedroom has its own fitted closet and completing the first floor is a third single room.

As a lot of neighbouring properties have done, there is much potential here to extend the property to create further family living (subject to necessary consents).

ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas fired central heating. Council Tax Band TBC.



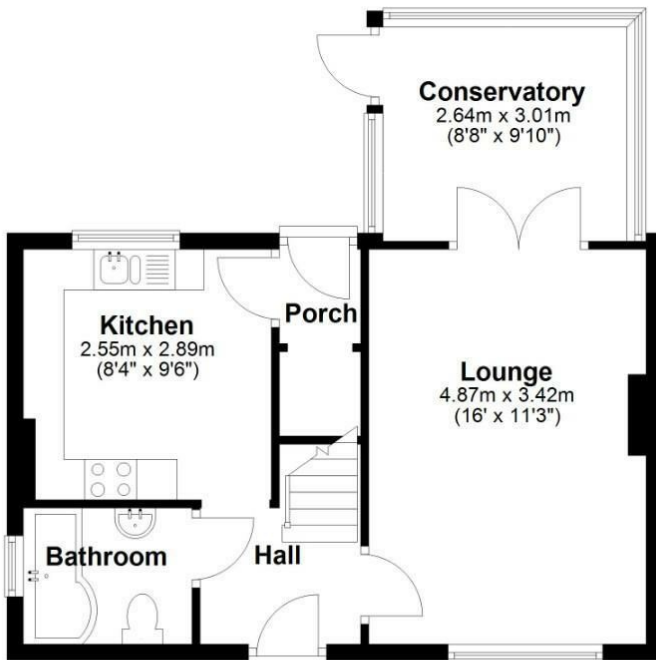
GARDENS AND GROUNDS

24 Trebeferad is positioned opposite the central green with communal parking available (potential and scope to create off-road parking, like many neighbouring properties have done).

The rear garden is fully enclosed with hardstanding for a storage shed and a central pathway leads to the bottom of the garden with lawn either side, enjoying a variety of mature planted borders and paved area. This area is ideal for entertaining enjoying a lovely outlook backing onto farm fields with a lovely south-facing open aspect.

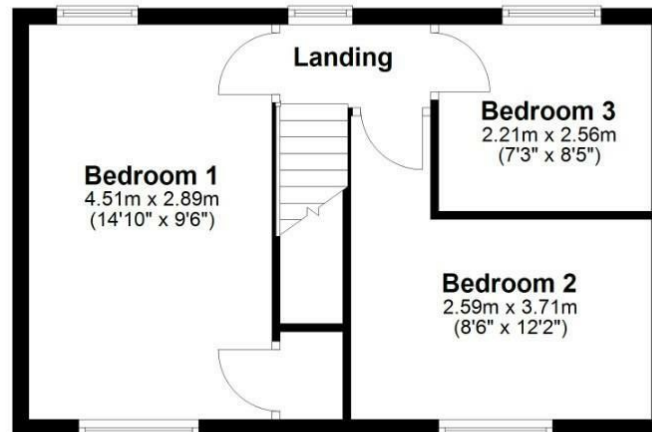
Ground Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



First Floor

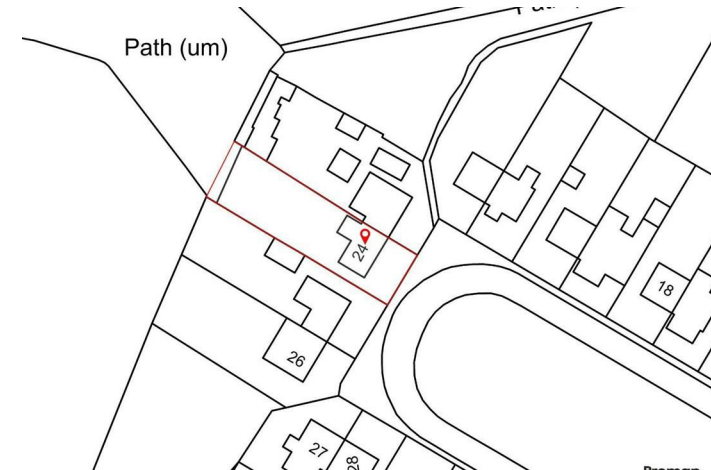
Approx. 34.9 sq. metres (375.2 sq. feet)



Total area: approx. 78.4 sq. metres (844.1 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

24 Trebeferad, Boverton



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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