



Pembroke Place, guide price £280,000

- Detached family home in quiet cul de sac location within Boverton, Llantwit Major
- Three double bedrooms, w.c and family bathroom
- Double driveway & front and rear gardens
- Schools, road, bus and rail links, Heritage coastline and beach close by



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About the property

An extended three bedroom detached family home positioned within a quiet cul de sac location. The property has been modernised and reconfigured by the current owners and briefly comprises of; entrance hallway, lounge, kitchen/diner, three double bedrooms, w.c to master bedroom and spacious family bathroom. The property offers plenty of storage throughout. Externally, there is a double driveway to the front, gated side access leading to a good sized rear garden.

Located within Boverton, Llantwit Major provides easy access to a number of local amenities with a selection of schools close by, shops, train station, heritage coastline and beach.

Properties in this quiet cul de sac are rare to the market , so viewings are highly recommended.



Accommodation

Hallway

Via entrance door with UPVC window to the side aspect. Tile effect flooring. Handy hooks for coats. Radiator. Doors leading to lounge and kitchen /dining area.

Lounge

19' 2" x 13' 2" (5.84m x 4.01m)
Bright and spacious main reception room with wood effect flooring. Large window to the front aspect, patio doors to the rear opening out to the enclosed rear garden. Radiators. Understair storage cupboard

Kitchen / Dining Room

25' 7" x 8' 2" (7.80m x 2.49m)
This has been extended to incorporate what would have originally been a garage and now provides a dining area with space for a table and chairs. Another bright space with windows to the front and rear aspects. Radiators.

The modern kitchen is fitted with a range of wall and base units with worksurfaces over. Stainless steel sink and drainer. Gas hob, oven and grill. Space and

plumbing for white goods. Downlighters and partially tiled walls.

Rear Hallway

Accessed from both the lounge and kitchen/ diner. Stairs leading to first floor and door to rear garden

First Floor Landing

Doors to all bedrooms and family bathroom. Loft access.

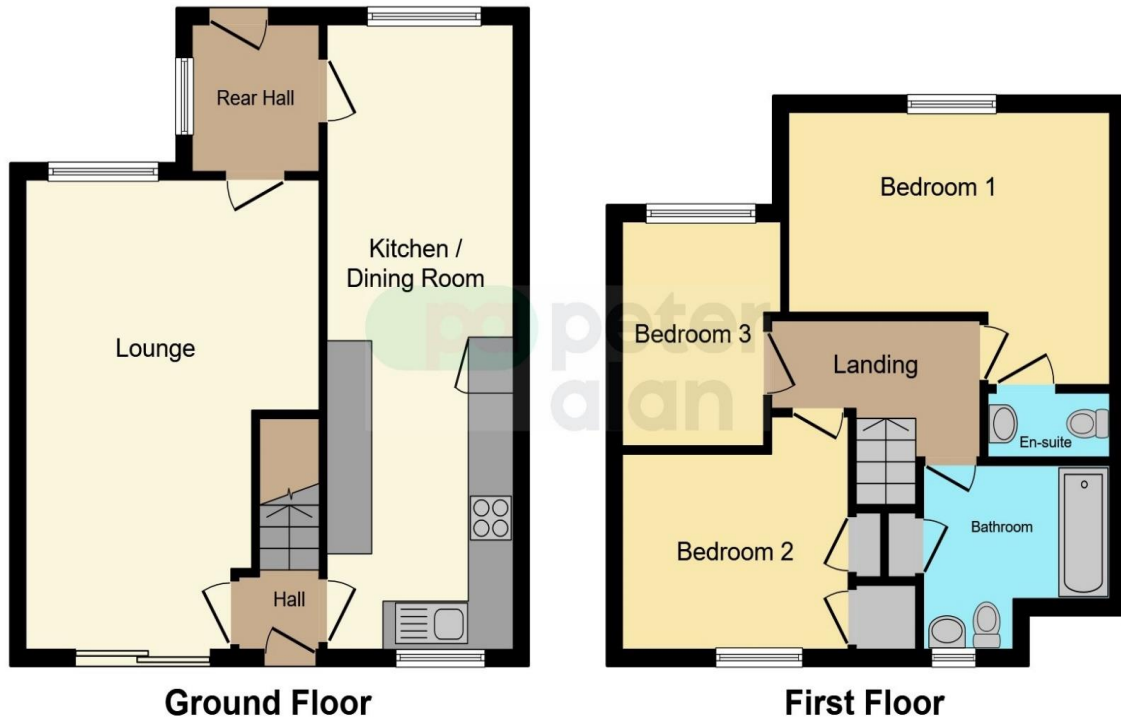
Master Bedroom

13' 1" x 11' 2" (3.99m x 3.40m)
Window to front aspect. Radiator and wood effect flooring. Door to w.c

W.C

Fitted with low level w.c. wash hand basin. partially

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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