



Trebeferad, Boverton

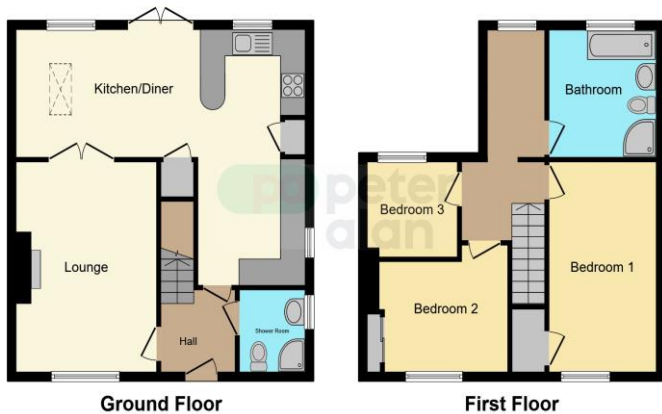
Llantwit Major

offers over **£260,000**

- Extended 3 bedroom semi detached family home in Boverton, Llantwit Major
- Close to Amenities. Council Tax C
- Kitchen /dining room and lounge
- Two Bathrooms. Front and Rear Gardens. Driveway parking. Workshop
- EPC Rating: C



 3  2  2



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About the property

Offering spacious and versatile living accommodation, this extended semi-detached family home is located in the established residential area of Boverton, Llantwit Major, and boasts a large rear garden. A ground floor rear extension, completed approximately 10 years ago, has enhanced the property to include a hallway, a downstairs shower room, a large kitchen/dining room, and a separate lounge. Upstairs, there are three bedrooms, a study/dressing area, and a sizable family bathroom. Externally, the property features gated driveway parking alongside the front garden, covered side access leading to an impressive rear garden with a large patio area and lawn, as well as a substantial workshop/storage area.

Entrance Hallway

Enter via UPVC front door in the hallway. Tiled floors. Radiator. Stairs rising to first floor and doors leading to all ground floor rooms

Shower Room

Comprising, low level w.c., corner shower cubicle, pedestal wash hand basin. Obscure glazed window to the side aspect. Cushioned flooring, chrome towel radiator

Kitchen / Dining Room

23' 2" x 19' 4" (7.06m x 5.89m)

An "L" shaped room. The kitchen is fitted with a range of wall and base units with complimentary worksurfaces over. Stainless steel sink and drainer, 4 ring gas hob, integrated electric oven, space for white goods. Open plan to the dining room, tiled floor, French Doors opening out to rear garden, Velux window, additional windows, door to storage cupboard and double doors leading to the lounge

16' 4" max x 11' 3" (4.98m max x 3.43m)

UPVC window to the front aspect. Electric fire with surround and hearth with lighting. Radiators

First Floor Landing

Carpeted landing. Loft access with pull down ladder. Open plan to dressing area / study. Doors to all bedrooms.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.



Accommodation

Bedroom One

15' 5" x 9' 4" (4.70m x 2.84m)

UPVC window to the front aspect. Built in wardrobes. Radiator and door to airing cupboard housing "Baxi" combination boiler.

Bedroom Two

10' 1" x 8' 5" (3.07m x 2.57m)

UPVC window to the front aspect. Radiator. Built in wardrobe and fitted carpets

Bedroom Three

8' 6" x 7' 4" (2.59m x 2.24m)

UPVC window to rear. Fitted carpets and radiator

Study / Dressing Room

This inner landing is currently used as an ironing room but could be used as a study or dressing area. UPVC window to rear. Two wall units and radiator and door in to bathroom

Family Bathroom

Spacious bathroom fitted with a four piece suite comprising panelled bath, shower cubicle, low level w.c., pedestal wash hand basin, cushioned flooring, heated towel radiator and obscure window to the rear aspect

External

To the front of the property is gated driveway parking for one car. Pedestrian gate leads to front door and front garden with mature border and walled boundary.

Side gate access with has been covered making this a handy storage area and leading to spacious rear garden. An impressive garden with walled boundaries, large patio area and gated access to vegetable plots and an area laid to lawn. Greenhouse, water tap and electrical socket.

Outbuilding / Workshop

16' 5" x 6' 5" (5.00m x 1.96m)

With power and lighting.