



Hazel Bungalow, Offers over £425,000

- council tax band E
- Two Bedroom Detached True Bungalow in Boverton, Llantwit Major
- Kitchen/Dining Room and Separate Lounge
- Impressive En-suite bathroom plus separate shower room
- Extensive Plot and Gardens and Close to Amenities



 2  2  1



About the property

Introducing a charming two-bedroom true bungalow situated on a spacious plot in Boverton, Llantwit Major, conveniently close to local amenities. This property has been thoughtfully extended and modernised by the current owner, featuring a well-appointed kitchen/dining room, utility, bright and airy lounge, master bedroom with an impressive en-suite, and an additional separate shower room. Outside, a gated driveway provides ample parking for several vehicles. The expansive, low-maintenance garden is perfect for gardening enthusiasts, with gravelled areas, lawned sections, vegetable plots, and storage sheds. Additionally, the river runs along the property's boundary making for a picturesque setting. This unique home is a must see.

Accommodation

Kitchen / Dining Room

16' 7" max x 13' 10" max (5.05m max x 4.22m max)

Enter via UPVC glazed door in to this space bursting with natural light from large double glazed windows to both the front and side aspect. Fitted with a range of wall and base units in a cream gloss finish with worktops over. 1.5 sink and drainer. Electric oven, induction hob. Tiled floor and radiator and door into

Inner Hallway

Continuation of the tiled floors from the kitchen. Two storage cupboards, one housing the "Worcester" combination boiler. Doors leading to the utility space, lounge and shower room

Utility

5' 9" x 4' 10" (1.75m x 1.47m)

Tiled floor. Space for white goods. Extractor



Shower Room

Fitted with a modern white suite with corner shower cubicle, wash hand basin set in vanity unit, w.c and radiator. Obscure glazed window to the side aspect

Lounge

17' 2" x 12' 10" max (5.23m x 3.91m max)

Another bright and social space. Double glazed windows to either side of the room and a UPVC glazed door leading to the garden. Fireplace with slate hearth. Tiled flooring. Two radiators and doors leading in to both bedrooms.

Master Bedroom

13' 4" x 11' 6" (4.06m x 3.51m)

Spacious principle bedroom with large double glazed window to the front. Fitted wardrobes, radiator, tiled flooring and open plan to

En-Suite Bathroom

This luxurious en-suite with the focal point being a freestanding bath, wash hand basin and w.c. Tiled flooring, radiator and obscure double glazed window to the side

Bedroom Two

Tiled flooring, double glazed window to the front and radiator

External

Gated driveway gives access to parking for several vehicles. With extensive gardens to the front and side. Walled boundary and designed for ease of maintenance, with areas of artificial grass, patio areas perfect for outdoor dining whilst taking in the pretty outlook, several storage sheds and space for vegetable plots.

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let