



Cardigan Crescent, Boverton

£325,000

- Detached bungalow with potential to extend subject to the necessary planning applications
- Walking distance to town centre and train station
- Garage and driveway parking
- Large living room and kitchen / dining room
- Two double bedrooms



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About the property

This detached true bungalow offers spacious accommodation with the potential to extend subject to the necessary planning applications. Located within Boverton, Llantwit Major provides easy access to a number of local amenities with a selection of schools close by in addition to shops, train station and the heritage coastline.

The property comprises of an enclosed porch, a light and spacious living room, a kitchen / dining room with doors leading to the rear garden, two double bedrooms and a bathroom.

The property further benefits from a generous and enclosed rear garden, a front garden with a driveway and access to the garage via an electric door.





Accommodation

Porch

UPVC double glazed door and side panel, wood effect flooring, door leading to the living room.

Living Room

17' 6" x 17' 1" (max) (5.33m x 5.21m (max))

A light and spacious room with UPVC double glazed window to front, electric fire, radiators, carpeted, door leading to the rear hall.

Rear Hall

Doors leading to two bedrooms, kitchen/dining room and bathroom, storage cupboard, carpeted.

Kitchen/Dining Room

17' x 12' 2" (Max) (5.18m x 3.71m (Max))

Units to base and wall height, worktops inset with stainless steel sink and drainer, tiled splash backs, space and plumbing for washing machine, space for cooker, with extractor hood over, integrated fridge and freezer, UPVC double glazed window overlooking the rear garden, UPVC double glazed French doors leading to the rear garden, wood effect flooring, radiator.

Bedroom One

16' 1" (Max) x 8' 6" (4.90m (Max) x 2.59m)

UPVC double glazed window to rear, wardrobes, radiator, carpeted.

Bedroom Two

10' 6" x 8' 9" (3.20m x 2.67m)

UPVC double glazed window to side, fitted wardrobe, radiator, carpeted.

Bathroom

UPVC double glazed obscured window to side, bath with shower attachment over, push button WC, wash hand basin, partially tiled walls, chrome ladder radiator, wood effect flooring.

Front Garden

Mostly laid to lawn with flower bed, side access to rear garden, driveway with access to garage.

Garage

Accessed via electric door, power and lighting.

Rear Garden

Mostly laid to lawn with patio areas, potential to extend the property subject to the necessary planning applications, fencing and walls to boundaries.

Floorplan



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