





69 Eagleswell Road, Boverton

£192,950 Freehold

SEMI DETACHED FAMILY HOME. • 3 BEDROOMS. EPC C74. • NO FORWARD CHAIN. • CLOAKROOM/WC. • POPULAR MATURE LOCATION. • GCH COMBI. UPVC. • IDEAL FIRST TIME BUY.

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An ideal first time buy or family home, located in a popular mature location of Llantwit Major, Vale of Glamorgan, stands this semi detached traditional property offering spacious accommodation and no forward chain. The property briefly comprises; entrance hallway, sitting room, kitchen/diner, cloakroom/WC and rear porch to the ground floor. To the first floor are three well proportioned bedrooms and family bathroom. 69 Eagleswell Road enjoys gas central heating with a combination boiler and UPVC windows. Outside are low maintenance gardens to the front and rear. Ideally located - withing walking distance of local schools, shops, amenities and the heritage coastline and beach. Viewings are highly recommended to fully appreciate the spacious feel and potential to further modernise. A rare opportunity!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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GROUND FLOOR

Entrance Hallway
Front entrance door. Door to sitting room.

Sitting Room
13' 8" x 16' 1" (4.17m x 4.90m)
UPVC window to front. Radiator. door to kitchen/diner. Stairs to first floor.

Kitchen/Diner
12' 2" x 10' 11" (3.71m x 3.33m)
UPVC window to rear. Cupboard. Radiator. Fully fitted kitchen comprising eye level units base units with work surfaces over. Eye level oven and grill (replaced) with hob (also replaced) with hood. Vinyl flooring. Larder. Door to rear hallway. Stainless steel sink. Partially tiled walls (new).



Rear Hallway
Door to rear porch. door to cloakroom/WC.

Cloakroom/WC
Low level WC. Wash hand basin.

Rear Porch
Rear door. Window to rear. Door to store.

FIRST FLOOR



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w [illegible] unted combination boiler (replaced) which
provides the central heating and hot water.

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FIRST FLOOR

Landing
Doors to bedrooms and family bathroom. Airing cupboard with wall mounted combination boiler (replaced) which provides the central heating and hot water.

Family Bathroom
8' 1" x 5' 1" (2.46m x 1.55m)
Low level WC. Radiator. Opaque glazed window to rear. Panelled bath with electric shower over. Pedestal wash hand basin. Partially tiled walls.

Bedroom 1
12' 2" x 10' 11" (3.71m x 3.33m)
UPVC window to rear. Built in wardrobe.

Bedroom 2
13' 8" x 9' 4" (4.17m x 2.85m)
UPVC window to front. Radiator.

Bedroom 3
8' 4" x 6' 6" (2.54m x 1.98m)
UPVC window to front. Radiator. Over stairs cupboard.





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GARDEN

Front - low maintenance garden with shared access with next door. Rear - enclosed low maintenance garden with gate and store.

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