



## 3 Cardigan Crescent

Boverton, Llantwit Major, CF61 2GP

Price £350,000

HARRIS & BIRT



A sizeable link-detached property located on a popular development in Boverton and conveniently within walking distance of Llantwit Major town centre. The versatile accommodation briefly comprises: entrance porch, dining room, kitchen, utility room, access to the garage, WC and living room to the ground floor. Upstairs offers four double bedrooms and a family bathroom. Outside enjoys the benefit of off road, driveway parking, integrated garage and an enclosed rear garden.

The property is located to the south side of Llantwit Major within walking distance of the school, shopping precinct and the beach. The town rests a mile inland on the Glamorgan Heritage Coast. The beach and coastal walks offer stunning views across the Bristol Channel. Llantwit Major has excellent local schools (both English and Welsh medium) and access to regular and convenient rail and bus services. The town's railway station reaches Bridgend to the west in 15 minutes and Cardiff to the East in 30 minutes. Both Cardiff International Airport and the M4 motorway are a short 15 minute drive away. Llantwit Major is a bustling, popular town with good shopping and recreational facilities available including rugby, football and Surf Life Saving. Llantwit Major boasts an excellent library, restaurants, a leisure centre and several historic public houses.

- Link Detached Property
- Versatile Reception Rooms
- Spacious Rear Garden
- Walking Distance To All Local Amenities
- Llantwit Schools Catchment
- Four Bedrooms
- Garage
- Popular Development
- Good Commuter Links
- EPC Rating - TBC

## Accommodation

### Ground Floor

#### Entrance Porch 6'10 x 5'3 (2.08m x 1.60m)

The property is entered via a UPVC front door with decorative obscure glazed side panels into porch. Tiled floor. Wood panelled walls. Radiator. Pendant ceiling light. Door to dining room.

#### Dining Room 17'11 x 18'11 (5.46m x 5.77m)

Open stairs to the first floor with understairs storage space. Two windows with plantation-style shutters overlooking the front. Space for a table and chairs. Space for a desk making it ideal for a home working. Wood effect laminate floor. Radiators. Pendant ceiling lights. Door to Wc/Cloakroom. Door to living room. Door to kitchen.

#### Kitchen 22'6 x 9'10 (6.86m x 3.00m)

Traditional style kitchen with features to include: a range of wall and base units with wood effect laminate worksurfaces over and tiled splashbacks. Inset 1.5 bowl sink with curved mixer tap and draining grooves. Double range cooker with seven-ring gas hob and three electric ovens, tiled splashback and electric extractor hood over. Undercounter integrated dishwasher behind a matching decor door. Space for free standing fridge/freezer. Window overlooking the rear garden. UPVC door with a large cat/dog flap to the rear garden. Two Velux ceiling windows. Wood effect vinyl floor. Radiator. Pendant ceiling light. Decorative wall light. Door to utility. Door to the garage.

#### Utility 5'9 x 6'7 (1.75m x 2.01m)

Laminate worksurface containing an inset sink with

hot and cold taps. Space for undercounter washing machine and tumble dryer. Wall mounted Ideal gas combination boiler. Tiled floor. Part tiled walls. Radiator. Velux window. Pendant ceiling light. Extractor fan.

#### Living Room 11'8 x 18'11 (3.56m x 5.77m)

Spacious living room with a sliding glazed door onto patio terrace. Further window overlooking the garden. Free-standing wood-burning stove set on a slate hearth. Radiator. Continuation of flooring from the dining room.

#### Cloakroom 5'3 x 4'5 (1.60m x 1.35m)

Space for shoes and cloaks. Continuation of flooring from dining room. Pendant ceiling light. Door to WC.

#### WC 5'3 x 5'8 (1.60m x 1.73m)

Vanity unit containing low level hidden cistern WC. Countertop with an inset wash hand basin with mixer tap. Storage underneath. Tiled flooring. Part tiled walls. Radiator. Pendant ceiling light. Extractor fan.

### First Floor

#### Landing 9'4 x 12'11 (2.84m x 3.94m)

Stairs from the ground floor onto first floor landing. Fitted carpet. Loft access hatch. Pendant ceiling light. Doors to all first-floor rooms.

#### Master Bedroom 13'11 x 9'11 (4.24m x 3.02m)

Window overlooking the garden. Engineered oak wood flooring. Decorative wood wall panelling. Radiator. Pendant ceiling light.

#### Bedroom Two 13'11 x 8'8 (4.24m x 2.64m)

Window overlooking rear. Double fitted wardrobes with mirrored sliding doors. Fitted carpet. Radiator. Pendant ceiling light.

#### Bedroom Three 12'3 x 9'11 (3.73m x 3.02m)

Window overlooking the front. Wood block flooring. Radiator. Pendant ceiling light.

#### Bedroom Four 11'4 x 8'8 (3.45m x 2.64m)

Window overlooking the front. Recessed storage cupboard. Radiator. Pendant ceiling light.

#### Bathroom 8'2 x 5'8 (2.49m x 1.73m)

Three-piece suite in white comprising a panelled bath with a mixer tap and mains-connected shower. Wall-hung vanity unit containing glass countertop with an inset sink, mixer tap and storage underneath. Low-level hidden cistern WC. Fully tiled walls. Tiled effect vinyl flooring. Decorative obscure glazed window to the side. Vertical towel warmer. Ceiling spotlights. Extractor fan.

### Outside

The front of the property offers a brick-laid driveway for two vehicles leading to the garage. To the rear of the property, there is a large, spacious patio with access from the living room and kitchen. Stepped up to a parcel of lawn with planted borders. Further raised area laid to Cotswold chippings, perfect for outside entertaining. Fence, wall and hedge boundary to all aspects.

#### Integral Garage 16'0 x 10'6 (4.88m x 3.20m)

Integrated single car garage with up and over door. Light and power.

### Services

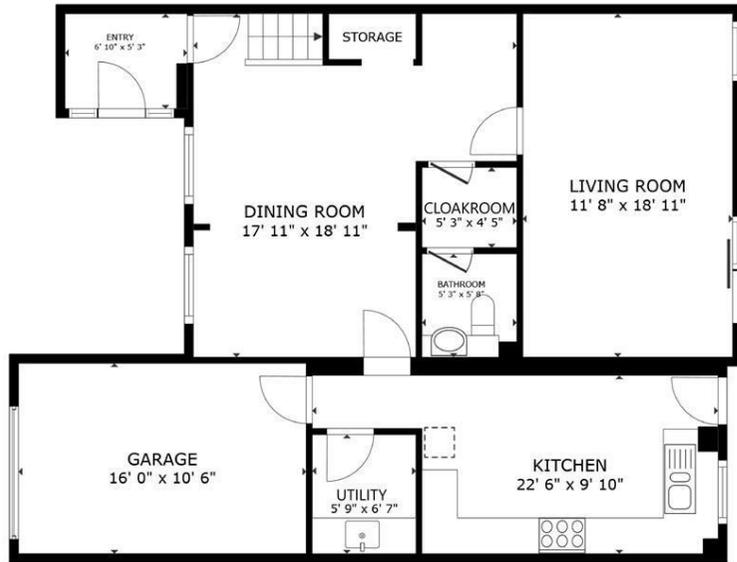
All mains services are connected to the property. Gas central heating via boiler housed to utility room. UPVC double glazing throughout.



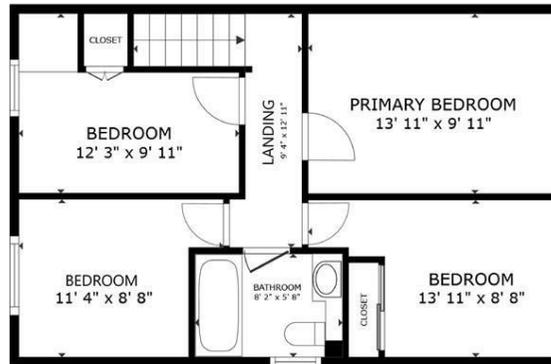








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 853 sq.ft. FLOOR 2 566 sq.ft.  
 EXCLUDED AREAS : GARAGE 168 sq.ft.  
 TOTAL : 1,419 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

