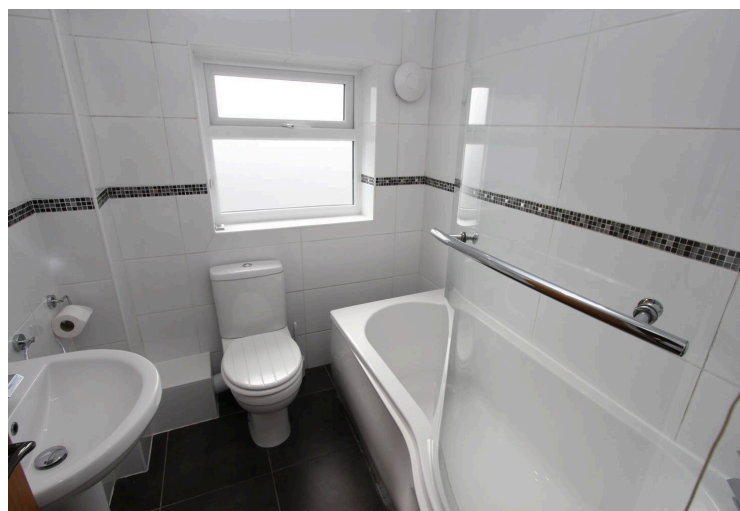




32 Monmouth Way, Boverton

£289,950 Freehold

END OF TERRACE FAMILY HOME. • EXTENSIONS TO FRONT & REAR. • UPVC. GCH COMBI. • 3 BEDROOMS. • DOUBLE DRIVEWAY. • NO FORWARD CHAIN. • SUPERB KITCHEN/DINER. • SHOW HOME STANDARD. • EPC C71.



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No forward chain with this superb end of terrace family home with extensions to the front and rear of the property really give it the 'Wow factor'. 32 Monmouth Way lies in a mature popular location of Llantwit major, Vale of Glamorgan, within walking distance of local shops, schools, amenities and the heritage Coastline and its beaches. The property briefly comprises; extended sitting room with veluxes, stunning kitchen/diner with composite worktops, kitchen island, built in appliances, and bifold doors with electric blinds to the ground floor. To the first floor are three bedrooms and a family bathroom. Outside there is a double driveway to the front, a low maintenance garden to the rear with barbeque area, and a garage nearby. This would make an ideal first time buy or family home, and enjoys UPVC windows, solid oak doors where specified, down lighting, and gas central heating with a combination boiler. Llantwit Major is well connected with train and bus stations, and access to the M4 to Cardiff and beyond. Please note the seller is currently buying the Freehold for the property - the house will be sold as a Freehold on completion.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





GROUND FLOOR

Sitting Room

20' 1" x 14' 10" (6.12m x 4.52m)

Radiator. UPVC window and veluxes to front. Opaque glazed oak front entrance door. Down lighting. Stairs to first floor. Oak door to kitchen/diner.

Kitchen/Diner

14' 11" x 20' 3" (4.55m x 6.17m)

Down lighting. Vertical radiator. Fully fitted kitchen comprising eye level units base units with drawers and solid composite work surfaces over. Eye level double grills and double ovens. Built in full length fridge and full length freezer. Belfast sink with mixer tap. Integrated dish washer and washing machine. Kitchen island with 5 burner gas hob with extractor hood. Partially tiled walls. Ceramic floor tiles. Bifold doors with electric blinds to rear. Veluxes to rear.

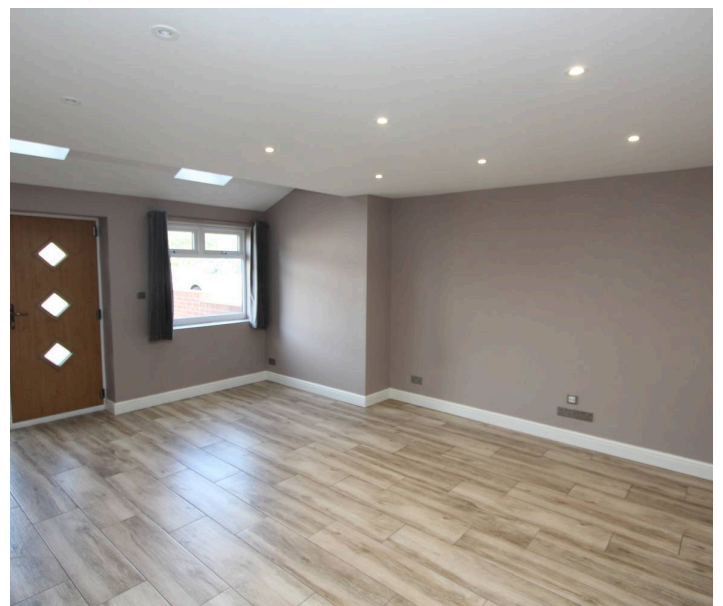


FIRST FLOOR

Family Bathroom

6' 7" x 6' 4" (2.01m x 1.93m)

Pedestal wash hand basin. Low level WC. UPVC opaque window to rear. Ceramic wall tiles. Panelled bath with mixer shower over. Down lighting. Ceramic floor tiles. Vertical radiator.





Bedroom 1

8' 4" x 11' 0" (2.54m x 3.35m)

UPVC window to front. Built in wardrobe. Radiator.

Bedroom 2

9' 8" x 8' 5" (2.95m x 2.57m)

UPVC window to rear. Airing cupboard with wall mounted combination boiler providing the central heating and hot water. Radiator.

Bedroom 3

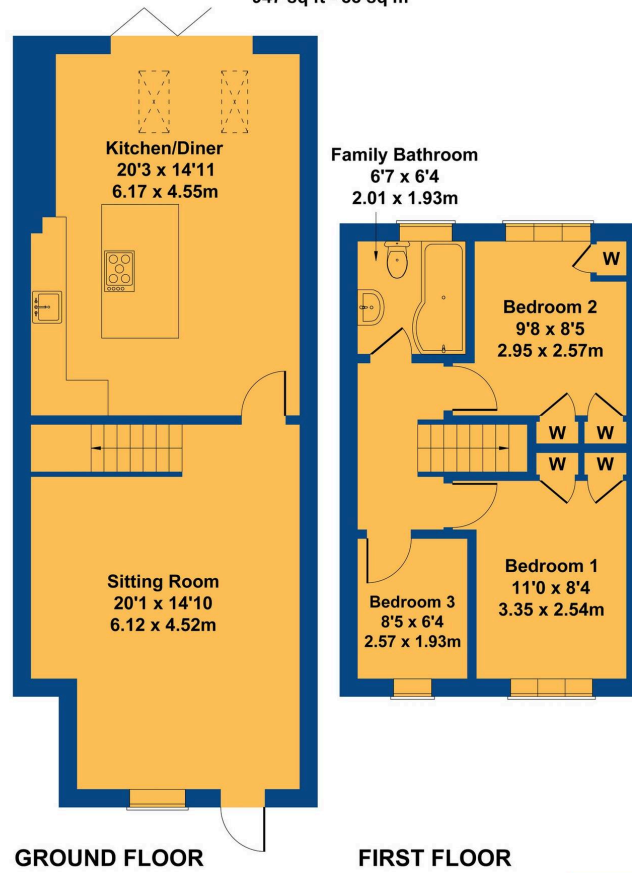
6' 4" x 8' 5" (1.93m x 2.57m)

UPVC window to front. Radiator.



32 Monmouth Way

Approximate Gross Internal Area
947 sq ft - 88 sq m



Not to Scale. Produced by The Plan Portal 2025
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