



## Cae Brewis, Boverton

**£280,000**

- Contemporary kitchen / dining room with doors leading to the rear garden
- Separate generous lounge with media wall
- Ground floor WC, En suite to the master bedroom and family bathroom
- Driveway parking for 2 cars with EV charger
- Family orientated, peaceful neighbourhood



 3  2  1



## About the property

This well presented family home was constructed in 2019 by Barratt Homes and is located on the Sycamore Chase development within the charming village of Boerton. To the ground floor the property offers a hallway, cloakroom, generous lounge, and contemporary kitchen / dining room with integrated appliances. island and French doors leading to the low maintenance rear garden. To the first floor is a master bedroom with ensuite shower room, a second double bedroom, a single bedroom, family bathroom and partially boarded loft space.

Externally the property offers driveway parking for two cars to the side of the property and an enclosed garden to the rear. The property has the benefit of a very convenient location, with the Heritage coastline and beaches a short distance away, but with excellent road links and with Boerton itself and neighbouring Llantwit Major, and St Athan offering a plentiful source of amenities and excellent schooling where also within a 15 minute drive you can arrive in the market Town of Cowbridge where you will find an array of boutique style shops & restaurants. It is also well positioned for access to Cardiff, Bridgend and Cowbridge via local routes and the railway.





## Accommodation

### Hallway

Entered via composite front door, doors to cloakroom and living room, stairs leading to the first floor, wood effect flooring, radiator.

### Living Room

16' 5" x 11' 10" (Max) ( 5.00m x 3.61m (Max) )  
UPVC double glazed window to front, media wall added by the current owners with space for TV and electric fire, radiator, carpeted, door to kitchen / dining room.

### Kitchen / Dining Room

15' 1" x 10' 8" ( 4.60m x 3.25m )  
Units to base and wall height, worktop inset with stainless steel sink and drainer, four ring gas hob with electric oven below and stainless steel cooker hood above, tiled splashbacks, integrated fridge / freezer, washing machine and dishwasher, Island added by the current owners with cupboards below, UPVC double glazed window overlooking the rear garden, UPVC double glazed French doors leading to the rear garden, storage cupboard, radiator, wood effect flooring.

### Landing

Doors leading to three bedrooms and bathroom, storage cupboard, access to half boarded loft space via ladder, carpeted.

### Bedroom One

11' 11" x 8' 5" ( 3.63m x 2.57m )  
UPVC double glazed window to front, fitted wardrobes, radiator, carpeted, door to en suite.

### En Suite Shower Room

Shower cubicle with tiled surround, push button WC, pedestal wash hand basin with tiled splash back, UPVC double glazed window to side, wood effect flooring.

### Bedroom Two

10' 3" x 8' 6" ( 3.12m x 2.59m )  
A further double bedroom with UPVC double glazed window to rear, radiator, carpeted.

### Bedroom Three

8' 8" x 6' 3" ( 2.64m x 1.91m )  
UPVC double glazed window to front, radiator, carpeted.

### Bathroom

UPVC double glazed obscure window to rear, bath with tiled surround, push button WC, pedestal wash hand basin, wood effect flooring

### Front Exterior

Raised flower bed, pathway to front door, driveway to the side with space for two cars and EV charging point, gate leading to the rear garden.

### Rear Garden

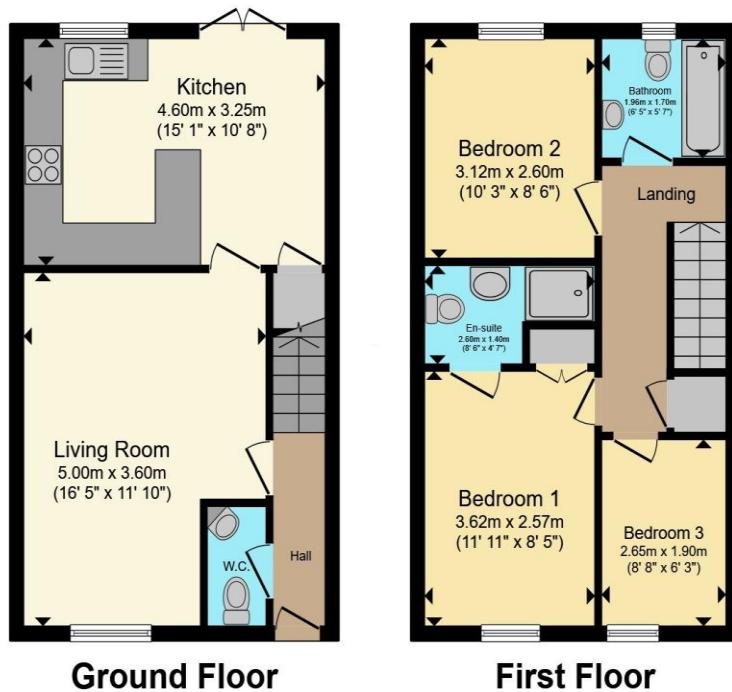
Low maintenance garden laid to patio slabs and artificial grass, fencing to boundaries, steps leading down to area with garden shed, gate leading to the driveway.

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## Floorplan



Total floor area 76.7 m<sup>2</sup> (826 sq.ft.) approx

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