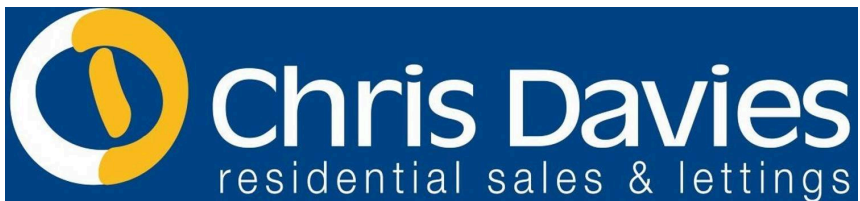




Enhanced with AI by STREET\_02



37 Carne Court, Boverton  
£189,950



## 37 Carne Court

Boverton, Llantwit Major

An ideal first time buy with this well presented 3 bedroom mid terraced family home offering spacious accommodation throughout. Located in a popular location of Llantwit Major, Vale of Glamorgan, within walking distance of local shops, schools, amenities and within easy reach of the Heritage Coastline and beach. The property briefly comprises to the ground floor entrance hallway, cloakroom/WC, kitchen/diner, sitting room and rear porch. To the first floor are 3 well proportioned bedrooms and family bathroom. Outside there are gardens to front and rear and a store shed. Non allocated parking is available to the rear of the property. 37 Carne Court enjoys replacement UPVC windows and doors and gas central heating with a combination boiler. Viewings recommended, this home represents an opportunity to acquire a 3 bedroom house in Llantwit Major at a good price. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## 37 Carne Court

Boverton, Llantwit Major

- MID TERRACED FAMILY HOME.
- 3 BEDROOMS. CLOAKROOM/WC.
- SPACIOUS ACCOMMODATION.
- UPVC. GCH COMBI.
- KITCHEN/DINER.
- IDEAL FIRST TIME BUY.
- WELL PRESENTED.
- EPC D63.





## GROUND FLOOR

### Entrance Hallway

Radiator. UPVC opaque glazed front entrance door. Stairs to first floor. Doors to kitchen/diner, cloakroom/WC, and sitting room. Wood effect flooring. Understairs cupboard.

### Cloakroom/WC

3' 1" x 6' 1" (0.94m x 1.85m)

Low level WC. Radiator. Wash hand basin. Ceramic floor tiles.

### Kitchen/Diner

10' 5" x 16' 8" (3.18m x 5.08m)

UPVC window to front. Stainless steel sink with mixer tap. Gas hob with oven. Space for white goods. Porcelain floor tiles. partially tiled walls. Radiator. Space for dining room table and chairs.

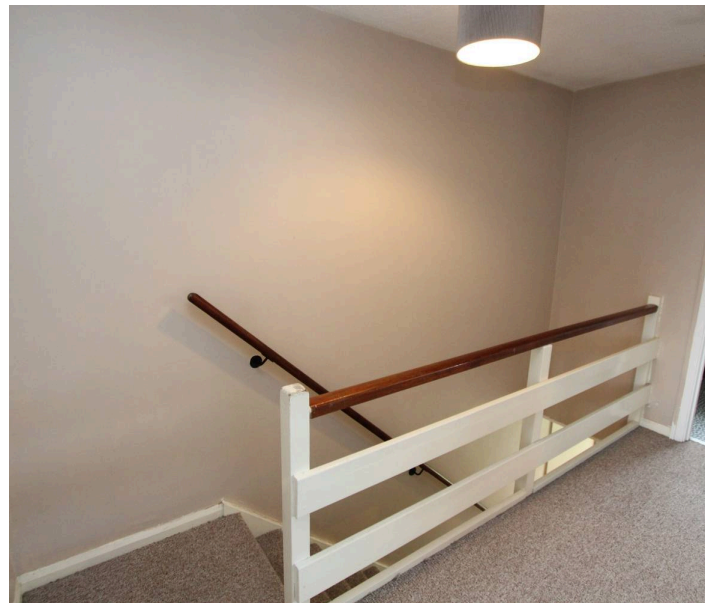
### Sitting Room

16' 8" x 12' 1" (5.08m x 3.68m)

Radiator. UPVC window to rear. Wood effect flooring. Fireplace with coal effect gas fire. UPVC opaque glazed door to rear porch.

### Rear Porch

UPVC window to rear. Door to storage shed. Ceramic floor tiles.





## FIRST FLOOR

### landing

Loft access. Airing cupboard with wall mounted combination boiler providing the central heating and hot water.

### Bedroom 1

9' 11" x 14' 10" (3.02m x 4.52m)

UPVC window to rear. Radiator. Wood effect flooring. Built in wardrobe.

### Bedroom 2

UPVC window to front. Radiator.

### Bedroom 3

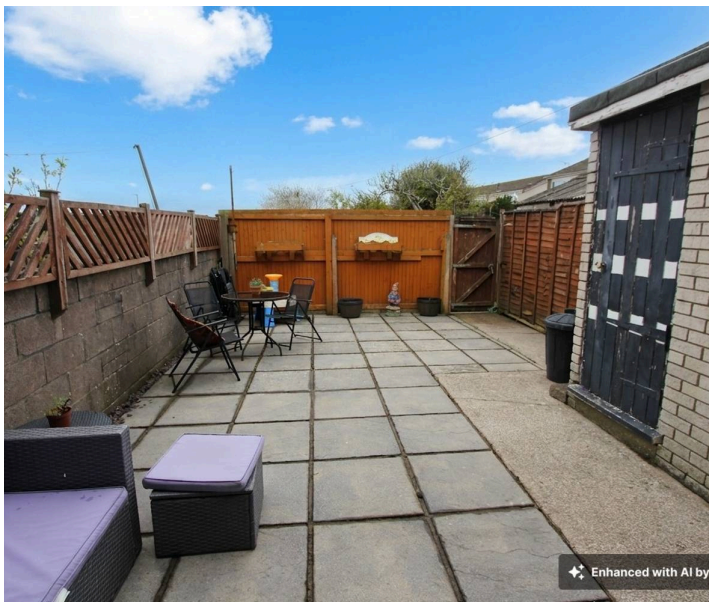
6' 1" x 12' 2" (1.85m x 3.71m)

UPVC window to rear. Radiator.

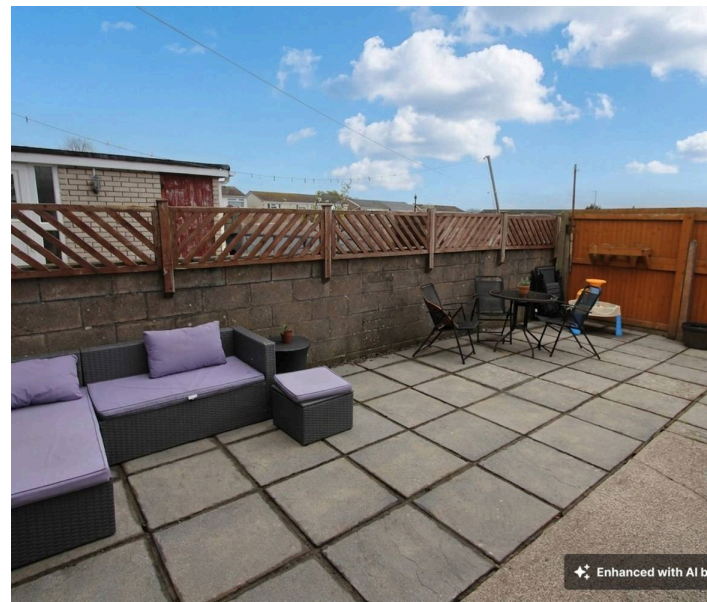
### Family Bathroom

5' 5" x 6' 8" (1.65m x 2.03m)

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



Enhanced with AI by



Enhanced with AI by



## GARDEN

Front - open plan garden laid to lawn. Rear Garden - enclosed south facing low maintenance garden with gate to rear and shed store.







## Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

[llantwitmajor@chris-davies.co.uk](mailto:llantwitmajor@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.