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3 Cae Brewis
Boverton,
Llantwit Major,
The Vale Of Glamorgan,
CF61 2AU

3 Cae Brewis

Asking price **£340,000**

A beautifully presented, upgraded, modern built, detached 3 bedroom family home set in a quiet position on the periphery of Llantwit Major with all associated amenities close by.

Stylishly upgraded and finished throughout

Ground Floor - Hall, Sitting room, kitchen/diner, utility room and WC

First Floor - Three bedrooms, Dressing room and en-suite benefitting bedroom one and a separate family bathroom

Integral garage with power and lighting

Double driveway to the front

Fully Enclosed rear garden

Very well connected to Llantwit Major schools, shops and transport links





A beautifully presented, upgraded, modern built, detached 3 bedroom family home set in a quiet position on the periphery of Llantwit Major with all associated amenities close by.

Part glazed composite front door opens to **ENTRANCE HALL**, with tiled floor fitted, carpeted stairs with runner to the first floor and door opening to the box bay fronted **SITTING ROOM** with a continuation of the stylish 'Amtico' flooring, central ceiling light and deep window to the front elevation.

A fully fitted **KITCHEN/DINER** lies to the rear of the house. A beautifully bright room with multiple windows and a set of French doors opening to the garden with tiled flooring. A 'u' shaped run of neutrally toned gloss cabinets with complimenting wood effect countertops and decorative tiled splashback. Appliances to remain include a dish washer, gas hob, high level oven and grill and inset sink.

Just off lies a fully plumbed **UTILITY ROOM** with matching cabinets, flooring, countertop and tiling as the **KITCHEN** with a window to the side elevation. A door through to the modern WC comprising a low level WC with sink opposite.

Upstairs off a fully carpeted **LANDING** are three double bedrooms of which bedroom one enjoys a dressing area and en-suite shower room and bedroom 3 is a beautifully appointed nursery room.

BEDROOM 1 is a sizeable double bedroom with wood effect flooring and a large window to the front elevation and a wide opening into the DRESSING ROOM with multiple wardrobes and window to the rear.

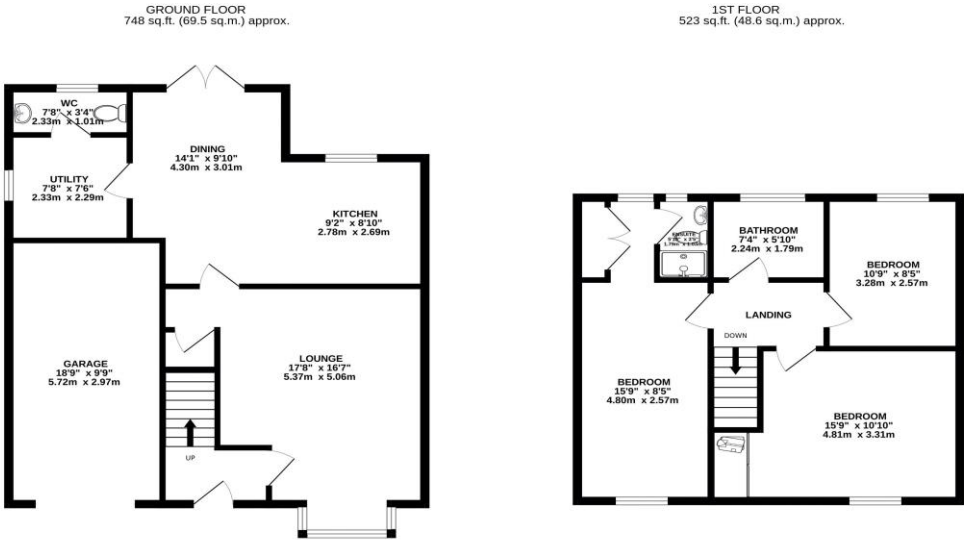
A modern finished **ENSUITE SHOWER ROOM** comprises a fully tiles, mains fed shower enclosure, pedestal basin with WC to the side and a window to the rear.

BEDROOM 2 is a well-balanced double bedroom with, integrated storage cupboard, fitted laminate flooring with views to the front.

BEDROOM 3 is a rear facing bedroom with fitted carpet and currently used as a nursery. The **FAMILY BATHROOM** comprises a pedestal basin, modern WC, and panelled bath with tiling over, mains fed shower window to the rear elevation.

OUTSIDE a double 'side by side' driveway provided parking for two vehicles, comfortably, with a easy to maintain gravel side garden. In addition, an **INTEGRAL GARAGE** is accessible, just beyond the driveway.

The rear garden offers a great sense of privacy and is fully enclosed, offering a large grass lawn and paved pathway extending to the side.



TOTAL FLOOR AREA: 1271 sq.ft. (118.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Llantwit Major town centre travel along Boverton Road, passing the rugby field on your right hand side. Continue into and through Boverton village. At the traffic lights turn right. Proceed through the traffic lights and take the next left hand turning into Cae Brewis where No.3 will be on your left hand side before the 't' junction, as indicated by our 'For Sale' board.

Tenure

Freehold

Services

Metered Water, Electric, Gas, Drainage

Council Tax Band E

EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

