



Cae Brewis, Boverton, Llantwit Major offers over £300,000

- Sought-after Vale of Glamorgan location near Llantwit Major's coast and amenities
- Beautifully presented three-storey home with stylish, flexible living
- Spacious kitchen/diner with integrated appliances and French doors to garden
- Versatile ground floor office/guest bedroom and convenient cloakroom
- Generous principal bedroom with contemporary en suite
- Bright first-floor living room with air conditioning
- Two further well-proportioned bedrooms and modern family bathroom
- Ample off-road parking with EV charging and private enclosed rear garden
- EPC Rating: B



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About the property

This beautifully presented home offers stylish, flexible living just moments from the charm and coastline of Llantwit Major.

Light-filled and thoughtfully designed, the ground floor features a versatile home office or guest bedroom, a convenient cloakroom, and a spacious kitchen with integrated appliances and dining space. French doors open onto a private, low-maintenance garden — perfect for entertaining or relaxing outdoors.

Upstairs, the first floor hosts a generous principal bedroom with en suite, alongside a bright, sun-filled living room complete with air conditioning. The second floor offers two further well-proportioned bedrooms and a modern family bathroom.

Outside, the property benefits from ample off-road parking, EV charging, and a beautifully maintained enclosed garden.

Llantwit Major offers the best of coastal and country living, with a strong sense of community and excellent links to Cardiff.



Entrance Hallway

A bright and welcoming space. Wood effect flooring. Storage cupboard, carpeted stairs rising to the first floor and doors leading to all ground floor rooms.

Cloakroom

Continuation of flooring from the hallway. Wash hand basin, low level w.c, extractor fan.

Study / Bedroom Four

Located at the front of the property, this versatile room offers an ideal space for remote working or accommodating guests, with excellent natural light.

Kitchen / Dining / Family Room

A spacious and well-appointed kitchen featuring integrated appliances including a dishwasher, fridge freezer, and Neff Hide & Slide oven. There is space for dining furniture and a sofa with French doors opening onto the rear garden. A perfect for entertaining, family meals, and indoor-outdoor living. Understairs storage cupboard.

First Floor Landing

Carpeted staircase from the entrance hallway, Access to living room and master bedroom with en-suite.

Living Room

A bright and airy front-facing reception room, enhanced with air conditioning. Fitted carpets.

Master Bedroom

A good size master bedroom, with space for freestanding storage, Window to the rear aspect. Fitted carpets and door to en-suite shower room.

En-Suite

Fully tiled shower cubicle, pedestal wash hand basin with tiled splash back, low level w.c. Wood effect flooring.

Second Floor Landing

Stairs leading from first floor, fitted carpets to the top floor. This floor lends it perfectly for guests, with two bedrooms both with built in storage and a family bathroom.

Bedroom Two

Fitted carpets, Velux window, built in storage.

Bedroom Three

Window to the front aspect, fitted carpets and built in storage.

Bathroom

Three piece suite comprising panelled bath, low level w.c and wash hand basin. Wood effect flooring.

External

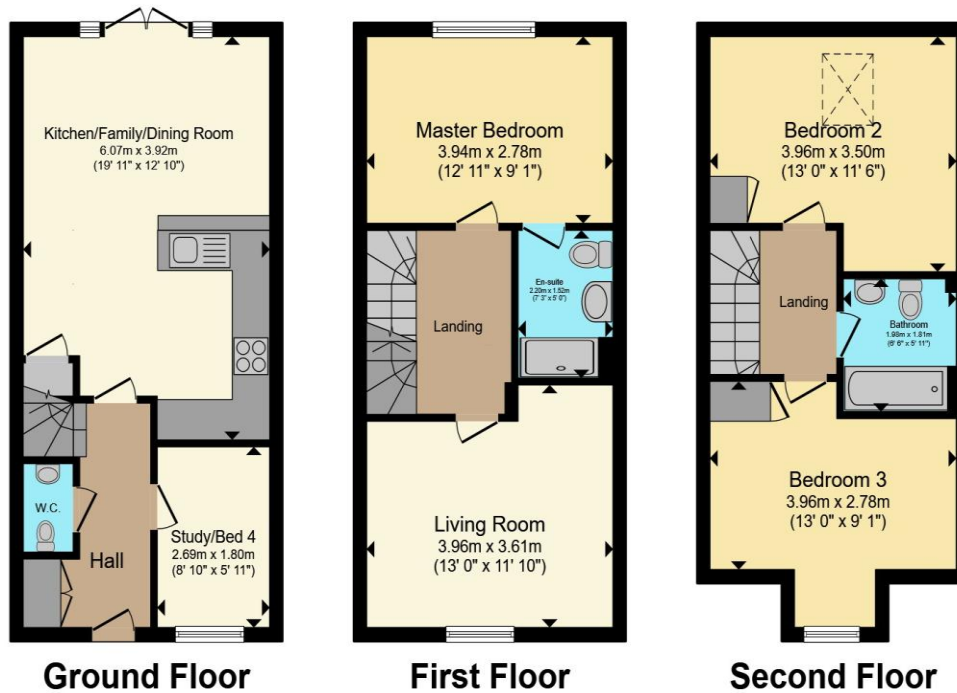
The property benefits from ample off-road parking for several vehicles, including the convenience of EV charging point.

To the rear you will find an immaculately maintained, fully enclosed garden designed for low-maintenance enjoyment, perfect for relaxing, and entertaining.

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Floorplan



Total floor area 101.6 m² (1,094 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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