





7 Andrews Court, Boverton

£199,950 Freehold

SEMI DETACHED FAMILY HOME. • 4 BEDROOMS. • CLOAKROOM/WC. • UPVC. GCH. NO FORWARD CHAIN. • IDEAL FTB OR FAMILY HOME. • KITCHEN/DINER. • RARELY AVAILABLE. • VIEWINGS RECOMMENDED. • MATURE LOCATION OF TOWN. • EPC C70.

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An excellent opportunity to acquire this four bedroom family home with no forward chain, located in a popular mature location of Llantwit Major, Vale of Glamorgan. The property briefly comprises; entrance porch, sitting room, kitchen/diner, cloakroom, rear porch and hallway and store to the ground floor. To the first floor are four well proportioned bedrooms, and a family bathroom. Outside there is an enclosed garden laid to lawn. The property enjoys gas central heating and UPVC windows and doors. 7 Andrews Court is within walking distance of local shops, school and amenities and within easy reach of the Heritage Coastline. Such a property is rarely available in the town, viewings are recommended to fully appreciate the spacious accommodation throughout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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GROUND FLOOR

Entrance Porch
UPVC entrance door. Door to sitting room.

Sitting Room
16' 3" x 13' 8" (4.95m x 4.17m)
UPVC window to front. Stairs to first floor. radiator. Fireplace. Door to kitchen/diner.

Kitchen/Diner
12' 9" x 14' 8" (3.89m x 4.47m)
UPVC window to rear. Door to rear porch. Under stairs cupboard. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink with mixer tap. Space for white goods. Space for dining room table and chairs. Space for cooker. Radiator.

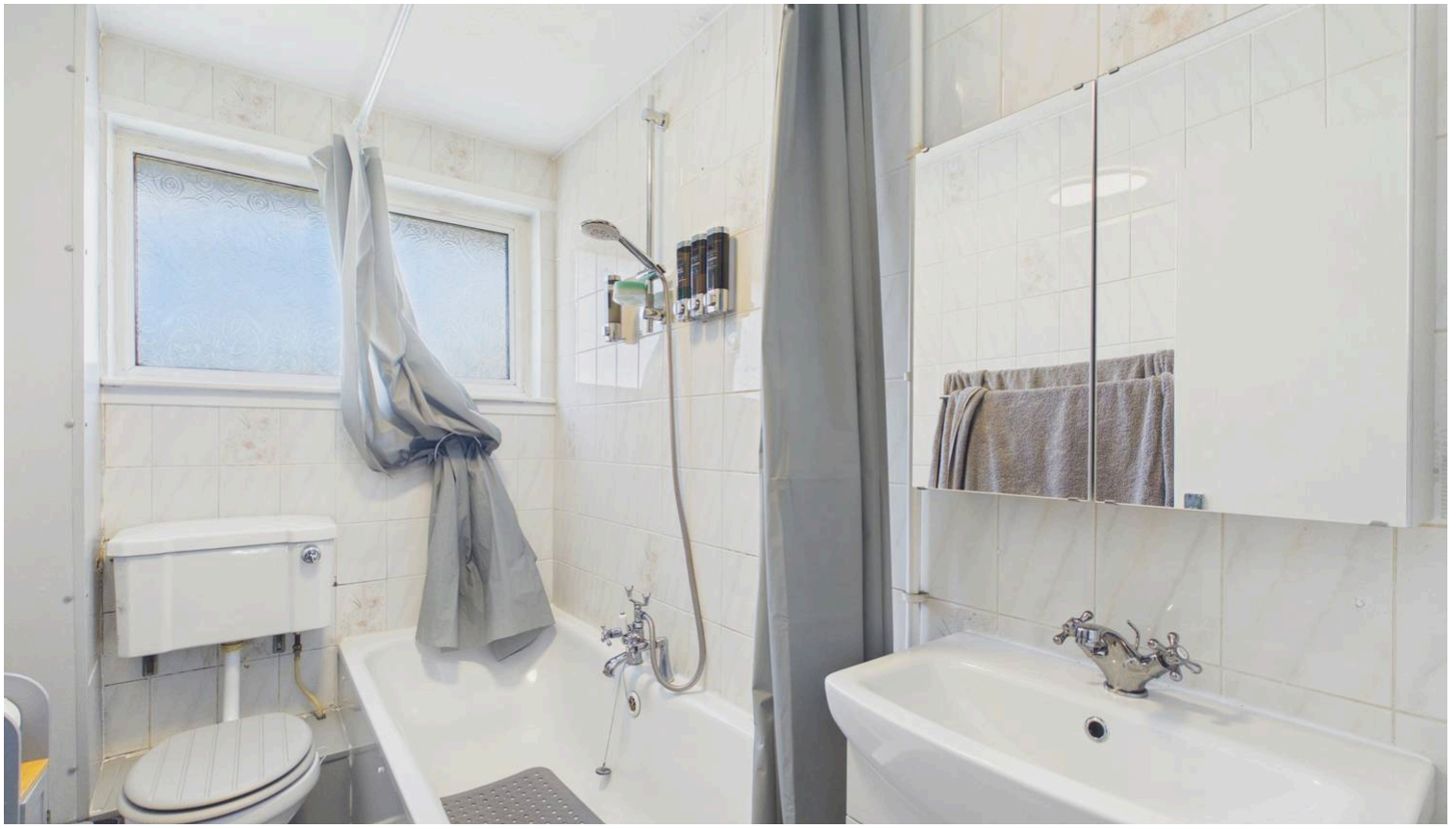


Rear Hallway and Porch
Door to WC. Doors to rear garden and store.

Cloakroom/WC
Low level WC. Wash hand basin.



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FIRST FLOOR

Landing
Doors to bedrooms and family bathroom.

Bedroom 1
10' 11" x 12' 7" (3.33m x 3.84m)
UPVC window. Radiator.

Bedroom 2
9' 5" x 14' 0" (2.87m x 4.27m)
UPVC window. Radiator.

Bedroom 3
6' 6" x 11' 0" (1.98m x 3.35m)
UPVC window. Radiator.

Bedroom 4
6' 11" x 11' 7" (2.11m x 3.53m)
UPVC window. Radiator.

Family Bathroom
4' 11" x 8' 3" (1.50m x 2.52m)
UPVC window. Radiator. Panelled bath with mixer shower attachment. Wash hand basin. Low level WC.





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GARDEN

Rear Garden - enclosed and laid to lawn with gate to side.

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Ground Floor



First Floor

Approximate total area(1)

96.9 m²

1042 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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