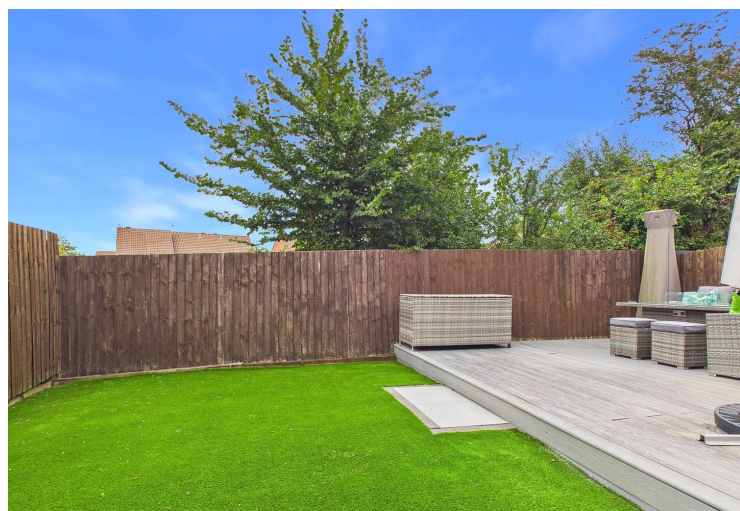




35 Cae Brewis, Boverton

£294,000 Freehold

SEMI DETACHED TOWN HOUSE. • EPC B85. 4 BEDS. EN-SUITE. • DRIVEWAY. CLOAKROOM/WC. • UPVC. GCH COMBI. • BARRATTS NEW BUILD. • RARELY AVAILABLE. • RECENTLY UPGRADED SHOWER ROOM.





RARELY AVAILABLE TOWN HOUSE. This very well presented new build semi detached home lies on the Sycamore Chase Barratts development in Boverton, Llantwit Major. 35 Cae Brewis comprises to the ground floor; entrance hallway, kitchen/diner with French doors to the rear garden, cloakroom/WC, and study/bedroom 4. To the first floor is the main bedroom with EN-SUITE, and sitting room. To the second floor are two more bedrooms and recently upgraded shower room. Outside there is a low maintenance area to the front, driveway providing ample off road parking for 3 cars to the side, and an enclosed private garden to the rear. The property enjoys gas central heating with a COMBINATION BOILER, three WCs, and UPVC windows and doors. Viewings are highly recommended to fully appreciate the flexible living space, presentation and great position on the development. Cae Brewis is within easy reach of the shops, amenities and schools of Boverton and Llantwit Major, and the Heritage Coastline and beach. Please note there is a yearly management charge with this property. This charge is used for the upkeep, maintenance and management of the development.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





GROUND FLOOR

Entrance Hallway

Glazed front entrance door. Wood effect flooring. Airing cupboard with wall mounted combination boiler providing the central heating and hot water. Doors to cloakroom/WC, kitchen/diner and bedroom four/study. Stairs to first floor.

Bedroom 4/Study

6' 1" x 9' 0" (1.85m x 2.74m)

Down lighting. UPVC window to front. Radiator. Wood effect flooring.

Cloakroom/WC

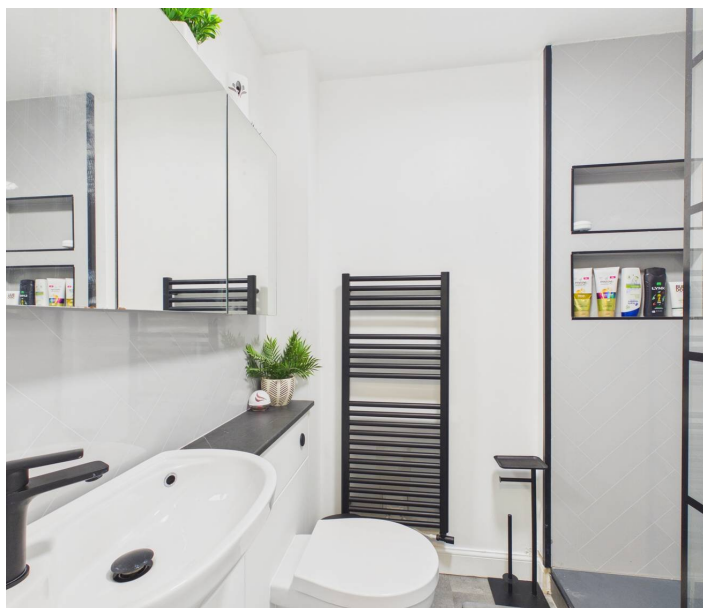
3' 0" x 5' 4" (0.91m x 1.63m)

Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Porcelain floor tiles.

Kitchen/Diner

13' 0" x 20' 9" (3.96m x 6.32m)

Down lighting. UPVC French doors to rear. Wood effect flooring. Radiator. Under stairs cupboard. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset fridge and freezer. Electric oven with gas hob and hood. Inset stainless steel one and a half bowl sink with mixer tap. Integrated dish washer. Partially tiled walls. Integrated washing machine.



Room one and sitting room. Radiator.





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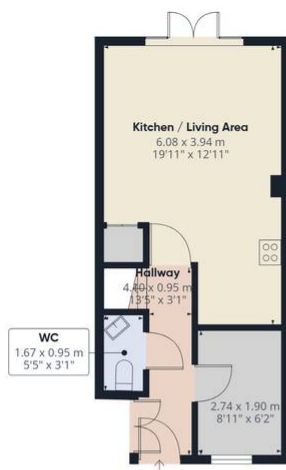
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Ground Floor



First Floor



Second Floor



Approximate total area⁽¹⁾

95.3 m²
1027 ft²

Reduced headroom

3.7 m²
39 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

GARDEN

Rear Garden An closed private and low maintenance garden with decking area for table and chairs and BBQs etc. Gate to side.



blackbear