



## Pembroke Place, Boerton guide price £260,000 – £270,000

- Detached family home in quiet cul de sac location within Boerton, Llantwit Major
- Three double bedrooms, w.c and family bathroom
- Double driveway & front and rear gardens
- Schools, road, bus and rail links, Heritage coastline and beach close by
- Council Tax - Band D
- EPC Rating: C



 3  1  2



## About the property

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An extended three bedroom detached family home positioned within a quiet cul de sac location. The property has been modernised and reconfigured by the current owners and briefly comprises of; entrance hallway, lounge, kitchen/diner, three double bedrooms, w.c to master bedroom and spacious family bathroom. The property offers plenty of storage throughout. Externally, there is a double driveway to the front, gated side access leading to a good sized rear garden.

Located within Boverton, Llantwit Major provides easy access to a number of local amenities with a selection of schools close by, shops, train station, heritage coastline and beach.

Properties in this quiet cul de sac are rare to the market, so viewings are highly recommended.



## Accommodation

### Hallway

Via entrance door with UPVC window to the side aspect. Tile effect flooring. Handy hooks for coats. Radiator. Doors leading to lounge and kitchen /dining area.

### Lounge

19' 2" x 13' 2" ( 5.84m x 4.01m )  
Bright and spacious main reception room with wood effect flooring. Large window to the front aspect, patio doors to the rear opening out to the enclosed rear garden. Radiators. Understair storage cupboard

### Kitchen / Dining Room

25' 7" x 8' 2" ( 7.80m x 2.49m )  
This has been extended to incorporate what would have originally been a garage and now provides a dining area with space for a table and chairs. Another bright space with windows to the front and rear aspects. Radiators.  
The modern kitchen is fitted with a range of wall and base units with worksurfaces over. Stainless steel sink and drainer. Gas hob, oven and grill. Space and plumbing for white goods. Downlighters and partially tiled walls.

### Rear Hallway

Accessed from both the lounge and kitchen/ diner. Stairs leading to first floor and door to rear garden

### First Floor Landing

Doors to all bedrooms and family bathroom. Loft access.

### Master Bedroom

13' 1" x 11' 2" ( 3.99m x 3.40m )  
Window to front aspect. Radiator and wood effect flooring. Door to w.c

### W.C

Fitted with low level w.c, wash hand basin, partially tiled walls and downlights.

### Bedroom Two

11' 2" max x 9' 10" ( 3.40m max x 3.00m )  
Large overstairs storage cupboard. Window to rear. Wood effect flooring. Radiator. Airing cupboard housing the modern 'Worcester' combination boiler

### Bedroom Three

9' 3" x 8' 6" ( 2.82m x 2.59m )  
Window to front aspect, wood effect flooring and radiator

### Outside

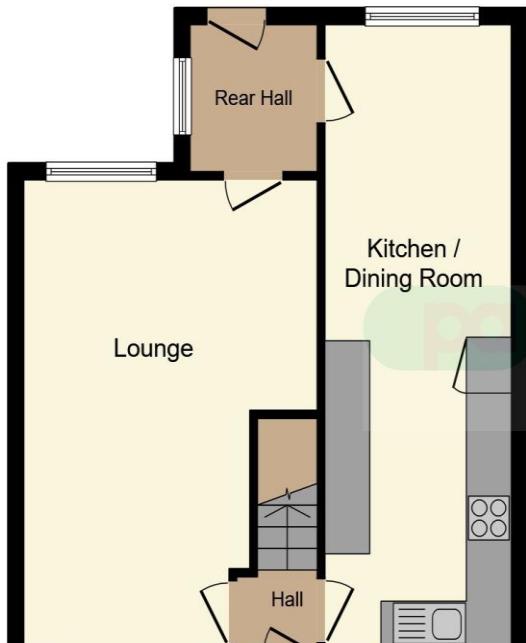
To the front, there is a double driveway providing off road parking for two vehicles. An area laid to lawn and a timber gate providing side access.

A spacious rear garden which is wide and deep in dimension and can be accessed externally via the side gate, the lounge and from the rear hallway. It comprises a patio area perfect for outdoor dining and a large area laid to lawn with close board fencing forming the boundary. Space for storage sheds.

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## Floorplan



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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