



27 Cardigan Crescent

Boverton, Llantwit Major, CF61 2GP

Offers Over £287,000

HARRIS & BIRT



A deceptively spacious detached property located within a popular development in Boverton on the outskirts of Llantwit Major. The accommodation is found in excellent condition and briefly comprises: entrance hall, sitting room/bedroom four, shower room, living room, conservatory and kitchen to the ground floor. Upstairs offers two double bedrooms, a single bedroom and a family bathroom. Outside enjoys the benefit of off road, driveway parking, front garden and a private and enclosed rear garden.

The property is located to the south side of Llantwit Major within walking distance of the school, shopping precinct and the beach. The town rests a mile inland on the Glamorgan Heritage Coast. The beach and coastal walks offer stunning views across the Bristol Channel. Llantwit Major has excellent local schools (both English and Welsh medium) and access to regular and convenient rail and bus services. The town's railway station reaches Bridgend to the west in 15 minutes and Cardiff to the East in 30 minutes. Both Cardiff International Airport and the M4 motorway are a short 15 minute drive away. Llantwit Major is a bustling, popular town with good shopping and recreational facilities available including rugby, football and Surf Life Saving. Llantwit Major boasts an excellent library, restaurants, a leisure centre and several historic public houses.



Accommodation

Ground Floor

Entrance Hall 4'6 x 6'3 (1.37m x 1.91m)

The property is entered via UPVC front door with decorative obscure glazed panels into the entrance hall. Window to side. Tiled floor. Radiator. Pendant ceiling light. Door to sitting room.

Sitting Room/Bedroom Four 8'2 x 12'10 (2.49m x 3.91m)

Large window overlooking front. Fitted carpet. Radiator. Pendant ceiling light. Door to shower room.

Shower Room 8'2 x 2'8 (2.49m x 0.81m)

Modern three-piece en suite in white comprising: fully tiled shower cubicle with wall mounted mains connected shower behind a glazed shower screen. Low level dual flush WC. Vanity unit containing inset sink with mixer tap and storage below. Fully tiled walls. Tiled floor. Pendant ceiling light. Extractor fan.

Living Room 13'0 x 19'11 (3.96m x 6.07m)

Large window overlooking front garden. Fitted carpet. Two radiators. Open staircase leading up to first floor landing. Obscure glazed door to rear patio. Glazed double door to conservatory.

Conservatory 9'4 x 10'10 (2.84m x 3.30m)

Glazed to all sides with doors opening out onto rear patio. Tiled floor. Ceiling light and power points.

Kitchen 8'2 x 10'0 (2.49m x 3.05m)

Modern fitted kitchen with features to include: a range of wall and base units with wood effect laminate worksurfaces and tiled splashbacks. Inset

single bowl sink with curved mixer tap and draining grooves Free standing electric oven and four ring gas hob with electric extractor over. Space for free standing fridge/freezer. Space for undercounter washing machine. Window overlooking rear garden. Wood effect laminate floor. Ceiling spotlights. Radiator.

First Floor

Landing 8'6 x 7'3 (2.59m x 2.21m)

Stairs from the ground floor lead up to first floor landing. Fitted carpet. Loft access hatch with pull-down ladder to fully boarded loft. Pendant ceiling light. Doors to all first floor rooms.

Master Bedroom 13'0 x 12'2 (3.96m x 3.71m)

Large window overlooking front. Double fitted wardrobe with mirrored sliding doors. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Two 10'2 x 10'6 (3.10m x 3.20m)

Window overlooking rear garden. Fitted storage cupboard containing Glow-worm gas combination boiler. Further recessed storage cupboard. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three 8'6 x 9'9 (2.59m x 2.97m)

Window overlooking front. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 8'4 x 7'3 (2.54m x 2.21m)

Modern three piece suite in white comprising panelled bath with central water fall mixer tap and wall mounted Triton electric shower behind a glazed shower screen. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Obscure glazed

window to rear. Tiled floor. Fully tiled walls. Radiator. Pendant ceiling light. Extractor fan.

Outside

The front offers off-road parking via brick laid driveway. Path leading to front door with a spacious open lawned front garden. Pedestrian gate offers access to the rear garden which is made private and enclosed via a fenced and walled boundary. Spacious patio and an area of lawn with stepping stones leading to the timber shed at the rear. Pretty planted borders with mature trees and shrubbery. Useful storage area to side with a further two sheds.

Services

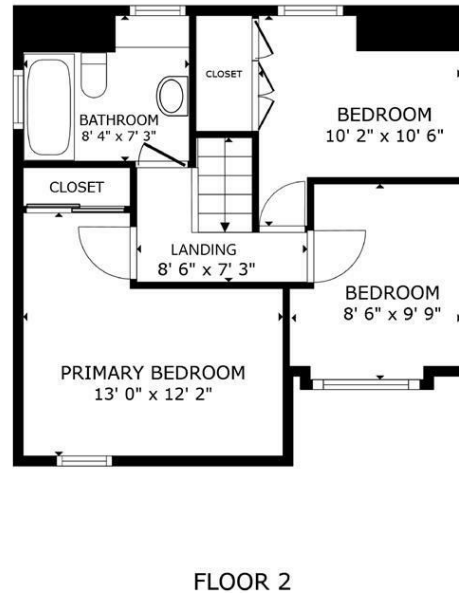
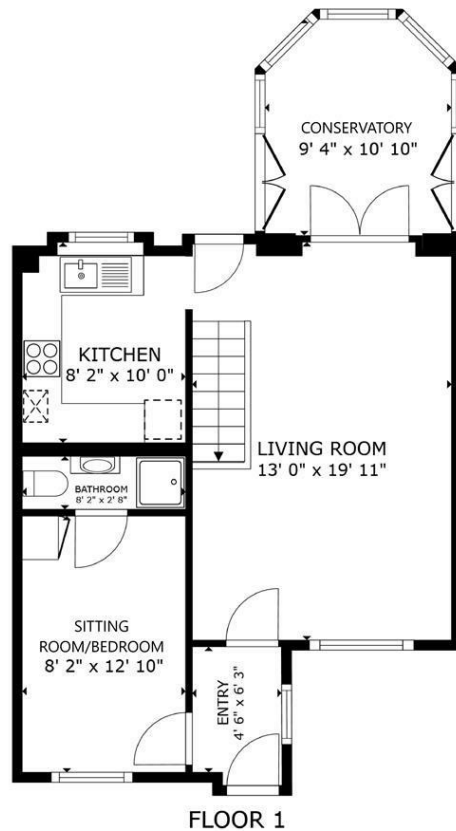
All mains services are connected to the property. Gas central heating via boiler housed to bedroom two. UPVC double glazing throughout.

Directions

From our office at 65 High Street, Cowbridge turn right up to the end of Westgate and turn left onto the Llantwit Major Road. Follow the road all the way to Llantwit Major and at the roundabout at the beginning of the Llantwit Major bypass turn left and then go straight across the mini roundabout. At the first set of traffic lights turn right onto Llanmaes Road. Take the first left onto Eagleswell Road, and first left again onto Monmouth Way. Follow the road around and turn left into Cardigan Crescent. Number 27 is a short way on your right hand side.

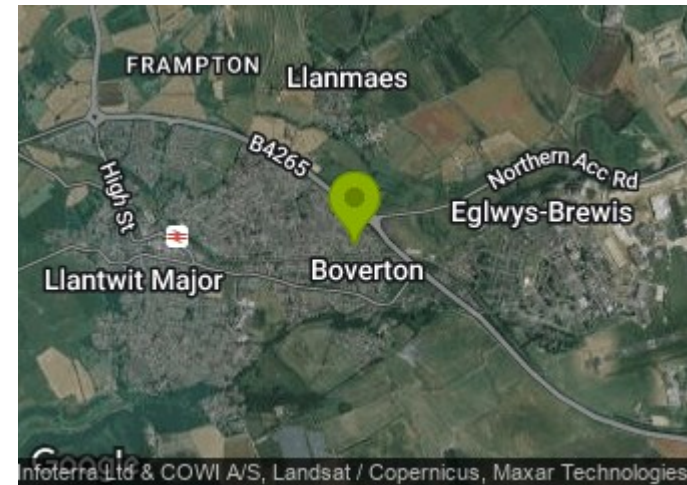






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CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1 608 sq.ft. FLOOR 2 446 sq.ft.
TOTAL : 1,055 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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