



Carne Court, Boverton, Llantwit Major

offers in excess of £180,000

- Three-bedroom mid-terraced family home with residents parking
- Spacious kitchen/diner
- South-facing rear garden
- Ideal first-time buy
- EPC Rating: D



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About the property

A well-presented and spacious three-bedroom mid-terraced home, ideally situated in a sought-after area of Llantwit Major. The property is conveniently located within easy walking distance of local amenities, reputable schools, and the beach. The accommodation comprises a bright and welcoming sitting room, a generous kitchen/diner, cloakroom/WC, and a family bathroom. Externally, the home benefits from an enclosed, south-facing rear garden, perfect for outdoor enjoyment. Additional features include UPVC windows and doors, gas central heating, and rear parking. The kitchen and boiler have both been replaced within the last five years.





Accommodation

Entrance Hallway

Welcoming entrance hallway with stairs to the first floor and useful understairs storage.

Cloakroom

Ground floor cloakroom fitted with WC and wash hand basin.

Kitchen/Diner

16' 4" x 10' 5" (4.98m x 3.17m)

Spacious kitchen/diner which was replaced approximately 5 years ago with fitted units, space for appliances, and room for family dining. Window to the front aspect.

Lounge

16' 2" x 11' 11" (4.93m x 3.63m)

Bright and spacious rear-facing lounge with feature fireplace and access to the rear porch and window overlooking the rear garden.

Rear Porch

Useful additional space with access to the garden and storage shed.

Landing

Providing loft access and airing cupboard housing the combination boiler. Doors to all first floor rooms.

Bedroom One

14' 10" x 9' 9" (4.52m x 2.97m)

Spacious double bedroom with built-in wardrobe and rear aspect.

Bedroom Two

11' 9" x 9' 2" (3.58m x 2.79m)

Well-proportioned bedroom overlooking the front of the property. Fitted carpets and radiator.

Bedroom Three

18' 3" x 6' (5.56m x 1.83m)

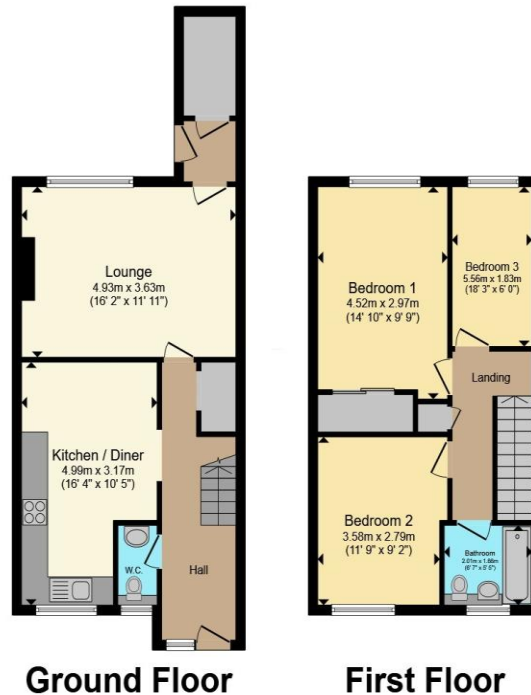
Family Bathroom

6' 7" x 5' 5" (2.01m x 1.65m)

External

Open-plan front garden and enclosed low-maintenance south-facing rear garden with storage shed and rear access. Non-allocated parking available to the rear.

Floorplan



Total floor area 92.8 m² (999 sq.ft.) approx

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