



## 55 Trebeferad, Boverton

£335,000 Freehold

SEMI DETACHED HOME. • POTENTIAL 3RD BEDROOM/SITTING ROOM. • POTENTIAL ATTIC CONVERSION. • 2 DOUBLE BEDROOMS. • EXTENDED. EPC C72. • SUPERB PRESENTATION. • IMPRESSIVE REAR GARDEN. • KITCHEN WITH A 'WOW FACTOR'. • QUIET MATURE LOCATION.





A superb opportunity to acquire this semi detached traditional home fully modernised throughout to a very high standard with an extension to the rear and a summerhouse. 55 Trebeferad fronts on to open green space, and lies in a mature location of Boverton Llantwit Major, Vale of Glamorgan. Trebeferad is within walking distance of local shops, amenities, schools and the Heritage Coastline and beaches. Briefly the property comprises to the ground floor, entrance hallway, shower room, kitchen/sitting room and dining room. To the first floor are two double bedrooms and shower room. Outside there are low maintenance gardens to the front and rear, with driveway and summerhouse. The property enjoys gas central heating with a combination boiler, UPVC windows and doors, bi-fold doors to the rear, Indian sandstone flagstones, cavity wall insulation, and original wood block flooring to the dining room. Potential for a loft conversion for a third bedroom subject to the usual consents. The current owners have reconfigured the first floor and heavily improved the property throughout. Further potential to convert the original sitting room in to a third bedroom if desired. Viewings are highly recommended to fully appreciate the presentation and high quality fixtures and fittings and spacious accommodation the extension provides.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**GROUND FLOOR**

**Entrance Hallway**

Opaque glazed front entrance door. Radiator. Stairs to first floor. Tiled flooring, oak doors to dining room, shower room and kitchen/sitting room.

**Shower Room**

5' 2" x 5' 11" (1.57m x 1.80m)

UPVC opaque window to side. Vertical radiator. Low level WC. Shower enclosure with electric mixer shower. Italian stone heart shaped wash hand basin with mixer tap.

**Kitchen/Sitting Room**

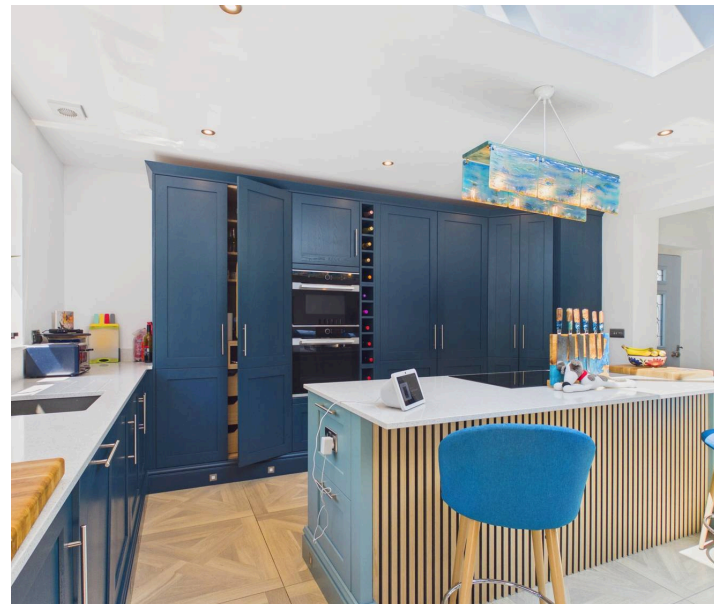
24' 10" x 26' 6" (7.57m x 8.08m)

An impressive L-shaped open plan space with bi-fold doors to rear. UPVC window to rear. Sky light lantern. Tiled flooring. Opening to dining room. Clear view log burner. Vertical radiator. Down lighting. Radiator. Breakfast bar. Fully fitted Howdens kitchen with granite work tops, comprising eye level units, base units and integrated Lamona appliances; dishwasher, washer dryer, full length fridge and freezer. Larder. Sink with mixer tap. Integrated bins. Eye level oven/microwave and oven with air fryer tray. Under stairs cupboard. UPVC door to side. Boot room area. Open plan to dining room.

**Dining Room**

4' 8" x 3' 4" (1.43m x 1.04m)

UPVC window to front. Vertical radiator. Original wood block floor. Clear view log burner.



**FIRST FLOOR**



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**Dining Room**

15' 11" x 11' 5" (4.85m x 3.48m)

UPVC window to front. Vertical radiator. Original wood block flooring. Clear view log burner.

**FIRST FLOOR**

**Landing**

UPVC window to rear. Doors to bedrooms and shower room.

**Shower Room**

9' 2" x 6' 8" (2.79m x 2.03m)

Shower enclosure with mixer shower and hand held mixer shower. Low level WC. Vertical radiator. Ceramic wall and floor tiles. Ceramic wash hand basin with mixer tap. UPVC opaque window to rear. Down lights with a built in extractor fan.

**Bedroom 1**

15' 1" x 8' 3" (4.60m x 2.52m)

UPVC windows with shutters to front and rear. Radiator. Built in wardrobes. Linen cupboard with wall mounted combination boiler providing the central heating and hot water.

**Bedroom 2**

8' 9" x 11' 5" (2.67m x 3.48m)

UPVC window with shutters to front. Radiator.





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