



29 Cardigan Crescent, Boverton

Llantwit Major

£295,000

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29 Cardigan Crescent

Boverton, Llantwit Major

Directions: From Cowbridge travel south along the Llantwit Major Road. At Nash crossroads turn left and follow this road, passing Llandow Industrial Estate. At the roundabout, turn left. Proceed over the mini-roundabout. At the traffic lights turn right. Take the first left and proceed down this road for approximately a third of a mile, turning left onto Monmouth Way. Take the first right onto Cardigan Crescent. Proceed into the cul-de-sac where number 29 will be located on the left-hand side, indicated by our For Sale board.

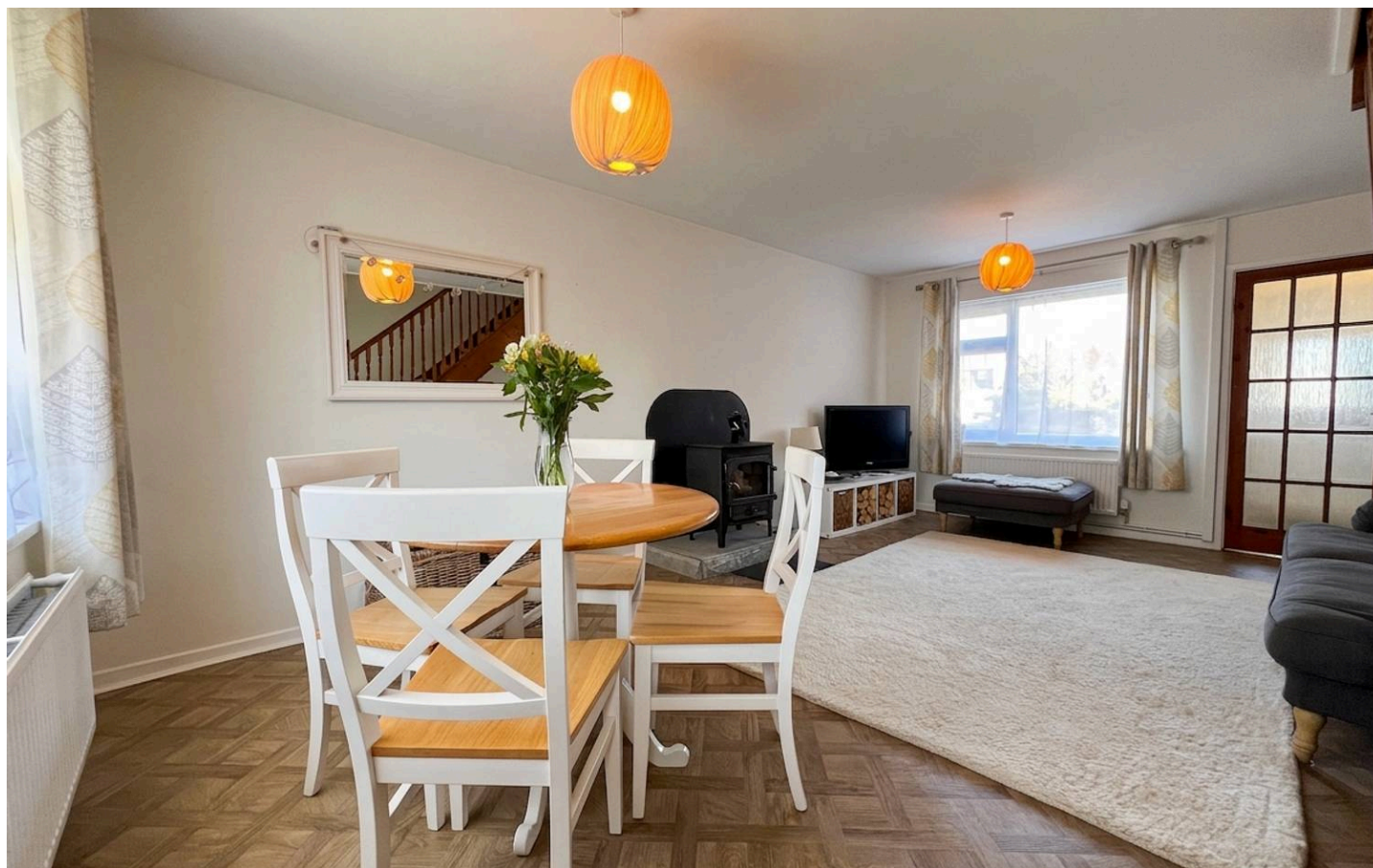
Detached 3/4 bed home with UPVC double glazing, garage, open-plan front garden, enclosed rear garden, wood stove, modern kitchen, and potential to extend (STPP). Well-presented throughout.

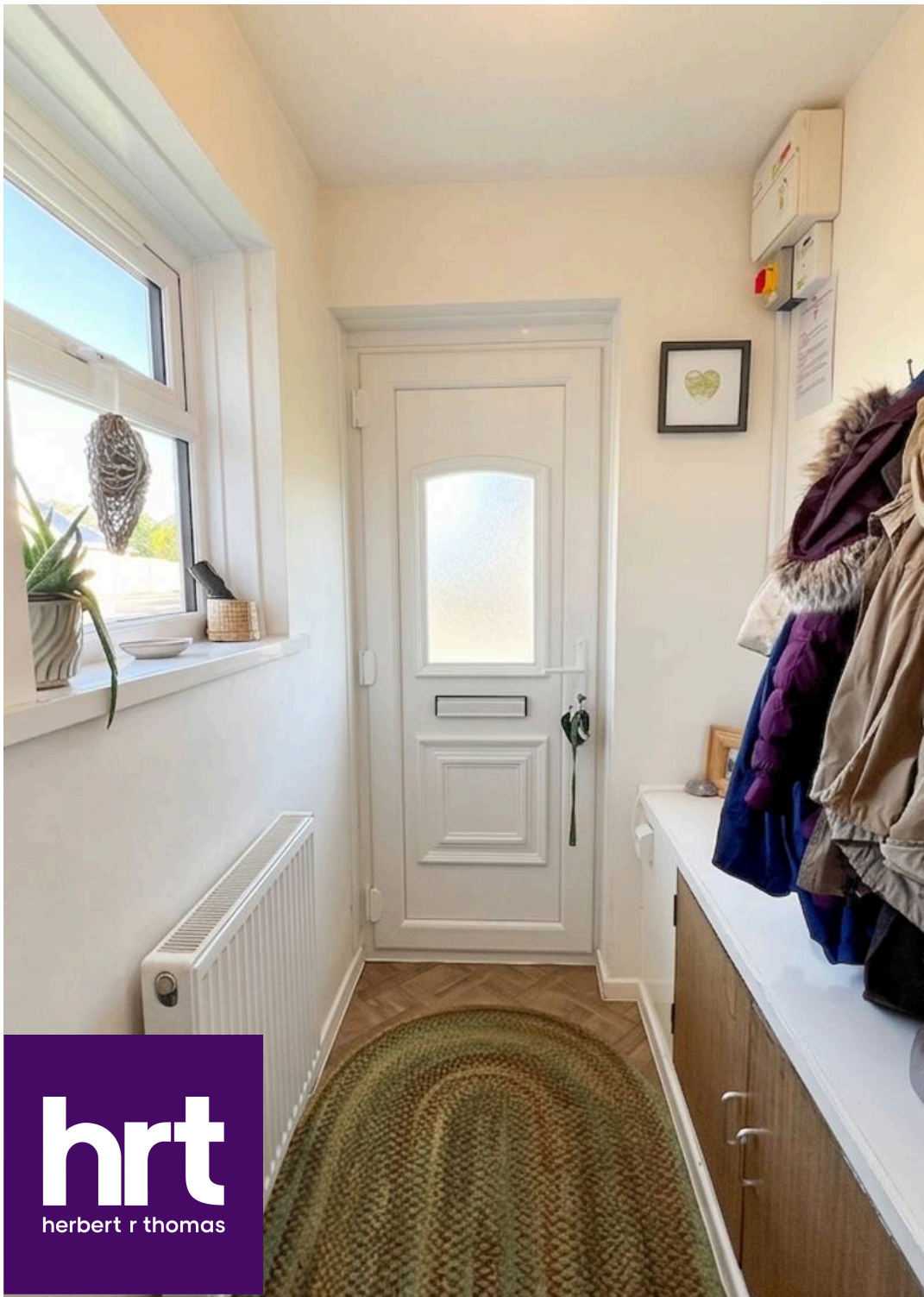
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G





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Boverton, Llantwit Major

This 3/4 bedroom detached family home has undergone significant improvement by the current owners. It offers well-presented accommodation throughout, and it benefits from recently installed UPVC double glazing.

The property benefits from a detached single garage with open-plan garden to the front and an enclosed landscaped garden to the rear. There is significant potential to extend, subject to relevant planning permission.

The current accommodation comprises: an entrance porch with fitted base units and wall-mounted coat hooks.

The dual aspect lounge, with picture windows to the front and rear, has a wood-burning stove set on a flagstone hearth. Stairs rise to the first-floor accommodation. A pedestrian door gives access into the enclosed rear garden. Off the lounge is a sitting room, currently used as a ground floor bedroom, which has a window to the front and a built-in storage cupboard with fitted shelving and hanging space.

Also off the lounge is the kitchen, which has a window to the rear and offers a fitted range of base and wall-mounted units. Integrated dishwasher. Space and plumbing for cooker with fitted cooker hood above, fridge/freezer, and washing machine.

The first-floor landing gives access to the bedroom accommodation. Bedroom one is a generous-sized double bedroom located at the front of the property, which benefits from a built-in wardrobe cupboard. Bedroom two is located at the rear of the house with views over the garden and has a built-in airing cupboard housing the gas-fired central heating boiler. Bedroom three is a single bedroom which lies adjacent to bedroom one at the front of the house.

The family bathroom has a white three-piece suite which includes a panelled bath with a mains rainfall and handset shower over.

To the front of the property is an open-plan lawned garden with paved pathway to the front door and off-road parking for one vehicle ahead of the detached single garage.



GROUND FLOOR
180 sq ft (16.6 sq m) approx.



1ST FLOOR
287 sq ft (26.6 sq m) approx.



TOTAL FLOOR AREA: 467 sq ft (43.2 sq m) approx.

These are approximate measurements and do not include any external areas or structures. Measurements are taken from the internal face of the walls and are not intended to be used for legal purposes. The plan is for information only and is not intended to be used for any other purpose. For further information, please contact the sales team.



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