



4 Cae Brewis

Boverton, Llantwit Major, CF61 2AU

Offers Over £400,000

HARRIS & BIRT



An immaculately presented four bedroom detached house positioned on a corner plot in a popular location on the outskirts of the Vale village of Boverton. Built in 2019, the property is particularly well presented with accommodation including entrance hallway with cloakroom, sitting room,/study, living room, well appointed sizeable kitchen/breakfast room and recently added dining room to the ground floor. Upstairs there are four good sized bedrooms and two bathrooms including ensuite with the master bedroom. Walled garden to the rear with private driveway leading to the detached garage. The property enjoys the benefit of full mains gas fired central heating, double glazing and modern standards of insulation. and sold with the benefit of the original 10 year NHBC guarantee.

Cae Brewis is on the eastern outskirts of Llantwit Major and within walking distance of the towns excellent facilities. These include a wide range of shops both national and local, schooling of excellent reputation for all ages, community facilities, and sporting facilities. Llantwit Major beach on the Heritage Coastline is just a miles or so to the south. Easy access to the major road network brings centres including the capital city of Cardiff, market town of Cowbridge etc all within comfortable commuting distance.

- Detached Property Completed in 2019.
- Immaculately Presented
- Off Road Parking
- Popular Location
- Remaining NHBC Guarantee
- Four Bedrooms
- Recently Extended
- Detached Garage
- Easy Access to Major Centres
- EPC - B

Accommodation

Ground Floor

Entrance Hallway 6'9 x 15'0 (2.06m x 4.57m)

The property is entered via composite front door with decorative glazed panel. Herringbone wood effect LVT (Luxury Vinyl Tile) flooring. Useful understairs cupboard. Further storage cupboard. Stairway to first floor. Communicating doors to all ground floor rooms.

Living Room 10'4 x 17'1 (3.15m x 5.21m)

UPVC double glazed window overlooking front aspect. French doors opening into dining room. Fitted carpet. Radiator. Pendant ceiling lights.

Kitchen/Breakfast Room 15'3 x 15'2 (4.65m x 4.62m)

A modern, well fitted, kitchen with an extensive range of matching wall and base units finished in cream gloss with wood effect work surfaces and matching upstands. Features include 1.5 bowl stainless steel sink unit with mixer tap. Built in fridge/freezer with decor panel. Built under dishwasher with decor panel. Built in washing machine with decor door to front. Inset eye level electric oven. Inset four ring stainless steel gas hob with glass splashback and stainless steel filter over. Cabinet containing wall mounted mains gas fired combi boiler. Matching bespoke island offering extra worktop and cupboard space and overhang for breakfast bar style seating. Dual aspect windows to front and side. Herringbone wood effect LVT. Radiator. Feature drop lighting over Island. Opening into dining room.

Dining Room 10'6 x 8'3 (3.20m x 2.51m)

A recent addition accessed from both the living room and kitchen. Double sliding doors out to rear patio. Two Velux windows. Continuation of herringbone floor from kitchen. Radiator. Pendant ceiling light.

Sitting Room/Study 9'10 x 11'1 (3.00m x 3.38m)

Dual aspect windows to front and side. Fitted carpet. Radiator. Pendant ceiling light.

WC 3'0 x 6'3 (0.91m x 1.91m)

Suite in white comprising low level, dual flush WC and corner wash hand basin with tiled splashbacks. Herringbone wood effect LVT. Pendant ceiling light. Radiator. Extractor.

First Floor

Landing 9'10 x 11'5 (3.00m x 3.48m)

Spacious landing with window overlooking rear garden. Access to roof storage space. Fitted carpet. Pendant ceiling lights.

Master Suite Bedroom One 13'4 x 10'4 (4.06m x 3.15m)

Enjoying a double aspect with windows overlooking rear garden and to the side. Full width fronted fitted wardrobes. Radiator. Fitted carpet. Pendant ceiling light. Door to En suite.

Master Suite Bathroom One 4'0 x 6'9 (1.22m x 2.06m)

Luxury modern suite in white comprising low level, dual flush WC. Pedestal wash hand basin. with tiled splashback. Shower enclosure tiled internally and fitted with wall mounted electric shower. Wood effect flooring. Opaque glazed window. Radiator.

Bedroom Two 13'4 x 10'5 (4.06m x 3.18m)

Double aspect with windows to front and side. Double fitted wardrobe. Radiator. Fitted carpet. Pendant ceiling light.

Bedroom Three 10'7 x 10'5 (3.23m x 3.18m)

Window to front. Double fitted wardrobe. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Four 7'3 x 7'5 (2.21m x 2.26m)

Window overlooking rear garden. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 5'6 x 6'9 (1.68m x 2.06m)

Modern fitted three piece suite in white comprising; panelled bath with wall mounted mains connected shower, hot and cold taps and glass shower screen, pedestal wash hand basin with tiled splashbacks and hot & cold mixer tap, low level, dual flush WC. Wood effect flooring. Radiator. Central ceiling light.

Outside

Front and side gardens are laid with Cotswold chippings for ease of maintenance with an array of decorative plants and bushes. Main south westerly garden to the rear with substantial brick wall around. Laid principally to lawn with borders. Paved dining terrace with access directly from the dining room and kitchen. Outside water point. Path and gateway to private tarmac driveway which leads to the detached garage. Up and over doorway. Electric light and power. High pitched ceiling.

Services

Mains water, gas, electricity and drainage. Central heating by mains gas. Double glazing throughout.

Freehold

An annual estate charge of approx. £584 is payable for the maintenance of all communal areas.

Directions

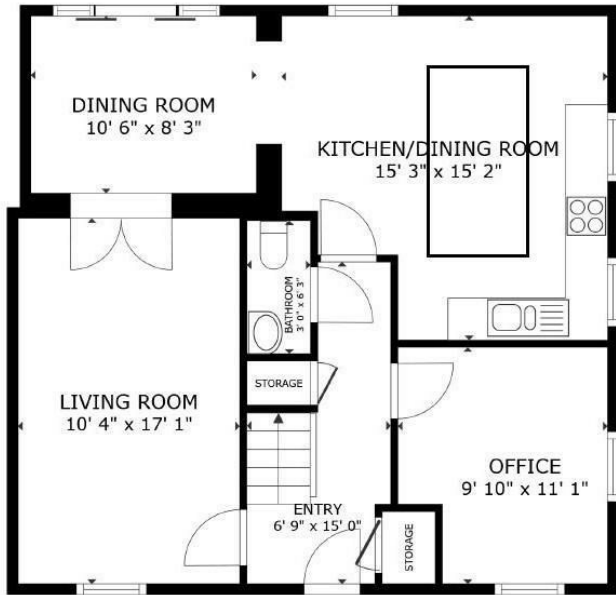
From our offices at 65 High Street, Cowbridge turn left and at the end of the road turn left up the hill onto the Llantwit Major Road and proceed to the roundabout at the beginning of the Llantwit Major bypass. Turn first left. Go across the next roundabout. Go through the first set of traffic lights and almost immediately after going through the second set of traffic lights turn left into Cae Brewis. Number 4 is on the corner on your left hand side.



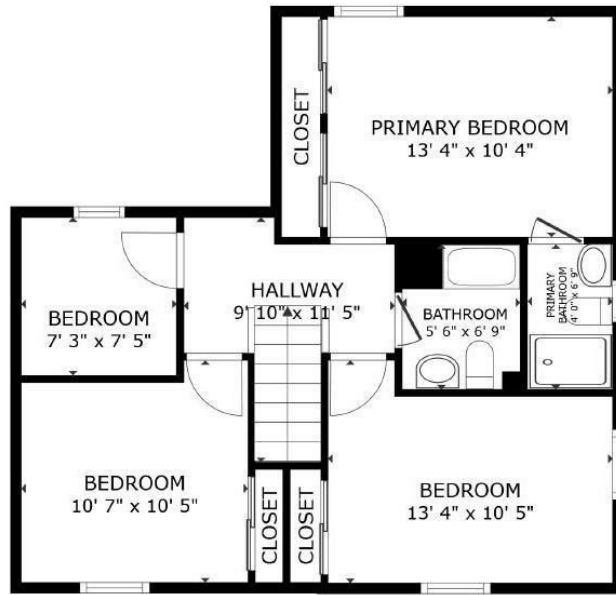








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 724 sq.ft. FLOOR 2 617 sq.ft.
 TOTAL : 1,340 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)		94
A	(81-91)	85	
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	

