



32 Cae Brewis

Boverton, Llantwit Major, CF61 2AU

Price £300,000

HARRIS & BIRT



A well-presented three bedroom semi-detached townhouse, in a popular location on the outskirts of the Vale village of Boverton. Built in 2019, the property's accommodation briefly comprises: entrance hallway, sitting room/study and kitchen/dining room to the ground floor. To the first floor there is a living room and the master bedroom benefitting from an en suite. Stairs lead up to the second floor with two further bedrooms and a bathroom. 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 2.5 miles. 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.

- Semi-Detached Townhouse Completed In 2019
- Immaculately Presented Throughout
- Easy Access to Major Centres
- EPC - B
- Three Bedrooms & Three Reception Rooms
- Off Road Parking For Multiple Vehicles
- Popular Location

Accommodation

Ground Floor

Entrance Hall 4'0 x 13'7 (1.22m x 4.14m)

The property is entered via front door with inset vision panel into hall. Carpet floor. Storage cupboard useful for shoes and cloaks, currently housing Ideal combination boiler. Pendant ceiling lights. Two radiators. Stairs lead up to first floor landing. Doors to all ground floor rooms.

Office 6'2 x 9'3 (1.88m x 2.82m)

Window to front. Carpet floor. Radiator. Pendant ceiling light. Can be used as bedroom four.

WC 2'11 x 5'6 (0.89m x 1.68m)

Two piece suite comprising low level dual flush WC. Pedestal wash hand basin with mixer tap and splashback. Vinyl flooring. Pendant ceiling light. Radiator. Extractor fan.

Kitchen/Dining Room 13'0 x 20'4 (3.96m x 6.20m)

Modern fitted kitchen with features to include a range of wall and base units. Granite worktops and upstands. 1.5 stainless steel sink bowl and drainer with swan neck mixer tap. Integrated oven and four ring gas hob with extractor hood over and splashback. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Vinyl flooring. Undercounter lighting. Pendant ceiling lights. Further wall and base units to dining area. Space for table and chairs. Understairs storage cupboard. Radiator. French doors open out onto rear patio. Full-length windows to sides.

First Floor

Landing 3'4 x 8'11 (1.02m x 2.72m)

Carpet stairs from ground floor hall onto first floor landing. Pendant ceiling light. Radiator. Doors to all first floor rooms.

Living Room 13'0 x 12'1 (3.96m x 3.68m)

Large window overlooking the front. Carpet flooring. Radiator. Pendant ceiling light.

Master Bedroom 10'9 x 10'2 (3.28m x 3.10m)

Large window overlooking rear garden. Carpet floor. Radiator. Pendant ceiling light. Built in mirrored sliding wardrobes. Door to en suite.

En Suite 5'1 x 7'1 (1.55m x 2.16m)

Three piece suite comprising shower cubicle with electric shower, shower head attachemnt and sliding shower screen. Low level dual flush WC. Pedestal wash hand basin with mixer tap and splashback. Vinyl flooring. Pendant ceiling light. Radiator. Extractor fan. Modern vertical towel rail.

Second Floor

Landing 3'3 x 5'10 (0.99m x 1.78m)

Carpet stairs from first floor landing onto second floor landing. Pendant ceiling light. Radiator. Loft access hatch. Doors to all second floor rooms.

Bedroom Two 13'0 x 10'2 (3.96m x 3.10m)

Velux window to rear. Carpet flooring. Radiator. Pendant ceiling light. Built in mirror fronted sliding wardrobe. Further storage cupboard.

Bedroom Three 10'11 x 10'11 (3.33m x 3.33m)

Window overlooking the front. Carpet flooring. Radiator. Pendant ceiling light. Built in eaves storage. Further storage cupboard.

Bathroom 6'0 x 6'6 (1.83m x 1.98m)

Three piece suite comprising panelled bath with shower head attachemnt and taps. Low level dual flush WC. Pedestal wash hand basin with mixer tap and splashback. Vinyl flooring. Pendant ceiling light. Radiator. Extractor fan. Modern vertical towel rail.

Outside

Path leads to front door. Shrubbery and slate chippings. Off-road driveway parking to side for several vehicles. Pretty courtyard rear garden. Laid mostly to patio. Close-boarded fencing to all aspects offering privacy. Pedestrian side gate. Shed.

Services

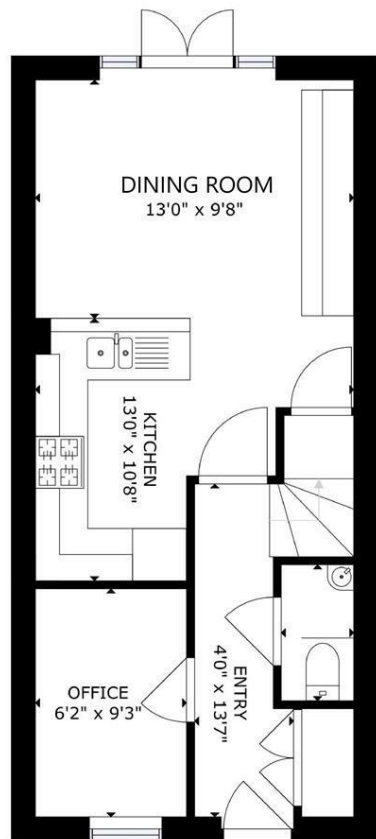
All mains services are connected to the property. Gas central heating via boiler. UPVC double glazing throughout.



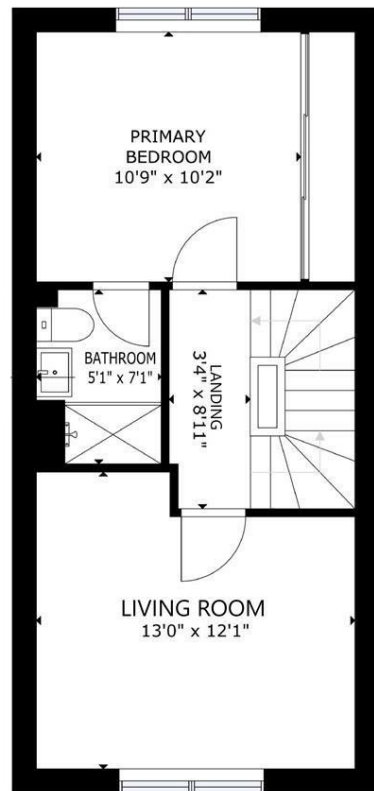




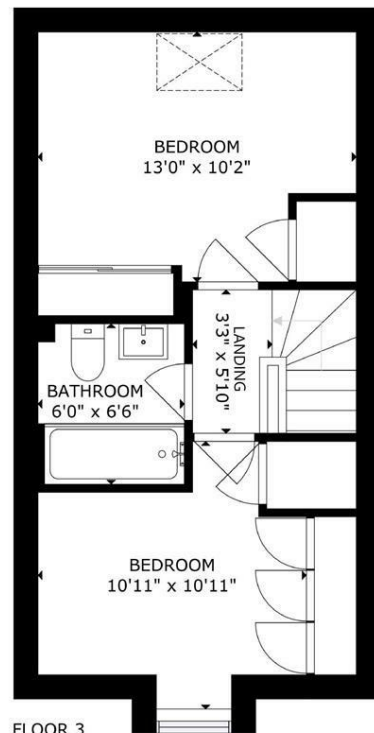




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1: 390 sq.ft, FLOOR 2: 390 sq.ft, FLOOR 3: 344 sq.ft
TOTAL: 1124 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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