





## 9 Denbigh Drive

Boverton, Llantwit Major

An ideal first time buy with with this well presented traditional end link home, located in a popular and mature location of Llantwit Major, within ea...

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- END LINK HOME.
- 3 BEDROOMS. NO CHAIN.
- KITCHEN/DINER.
- CONSERVATORY.
- UPVC. GCH 2020 COMBI.
- IDEAL FIRST TIME BUY.





### Front

An enclosed level garden laid to lawn with path and gate. Ornamental cherry tree.

## GROUND FLOOR

### Entrance Porch

UPVC opaque window to front. UPVC front entrance door. Radiator. Storage cupboard. Opaque glazed door to sitting room.

### Sitting Room

Dimensions: 14' 11" x 14' 1" (4.54m x 4.29m). UPVC window to front. Radiator. Electric fireplace. Stairs to first floor.

### Kitchen/Diner

Dimensions: 15' 1" x 9' 10" (4.59m x 2.99m). UPVC window to rear. UPVC French doors to conservatory. Ceramic floor tiles. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Radiator. Wall mounted gas combination boiler (Ideal, 2020) providing the central heating and hot water. Inset stainless steel sink with mixer tap. Gas cooker and washing machine (not tested).

### Conservatory

Dimensions: 11' 6" x 8' 6" (3.50m x 2.59m). UPVC French doors to rear. Ceramic floor tiles.

## FIRST FLOOR

### landing

Loft access. Door to bedroom and family bathroom.

### Bedroom 1

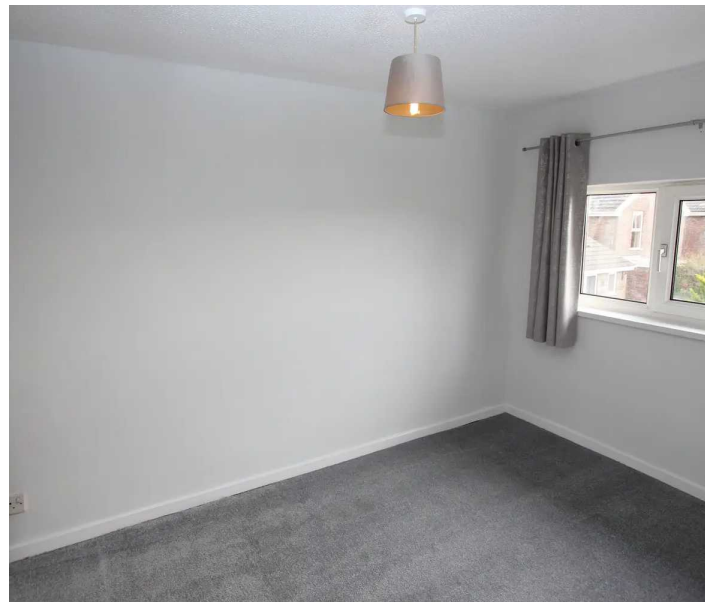
Dimensions: 12' 5" x 8' 3" (3.78m x 2.51m). UPVC window to front. Radiator.

### Bedroom 2

Dimensions: 8' 5" x 9' 10" (2.56m x 2.99m). UPVC window to rear. Radiator. Built in wardrobe.

### Bedroom 3

Dimensions: 8' 1" x 6' 6" (2.46m x 1.98m). UPVC window





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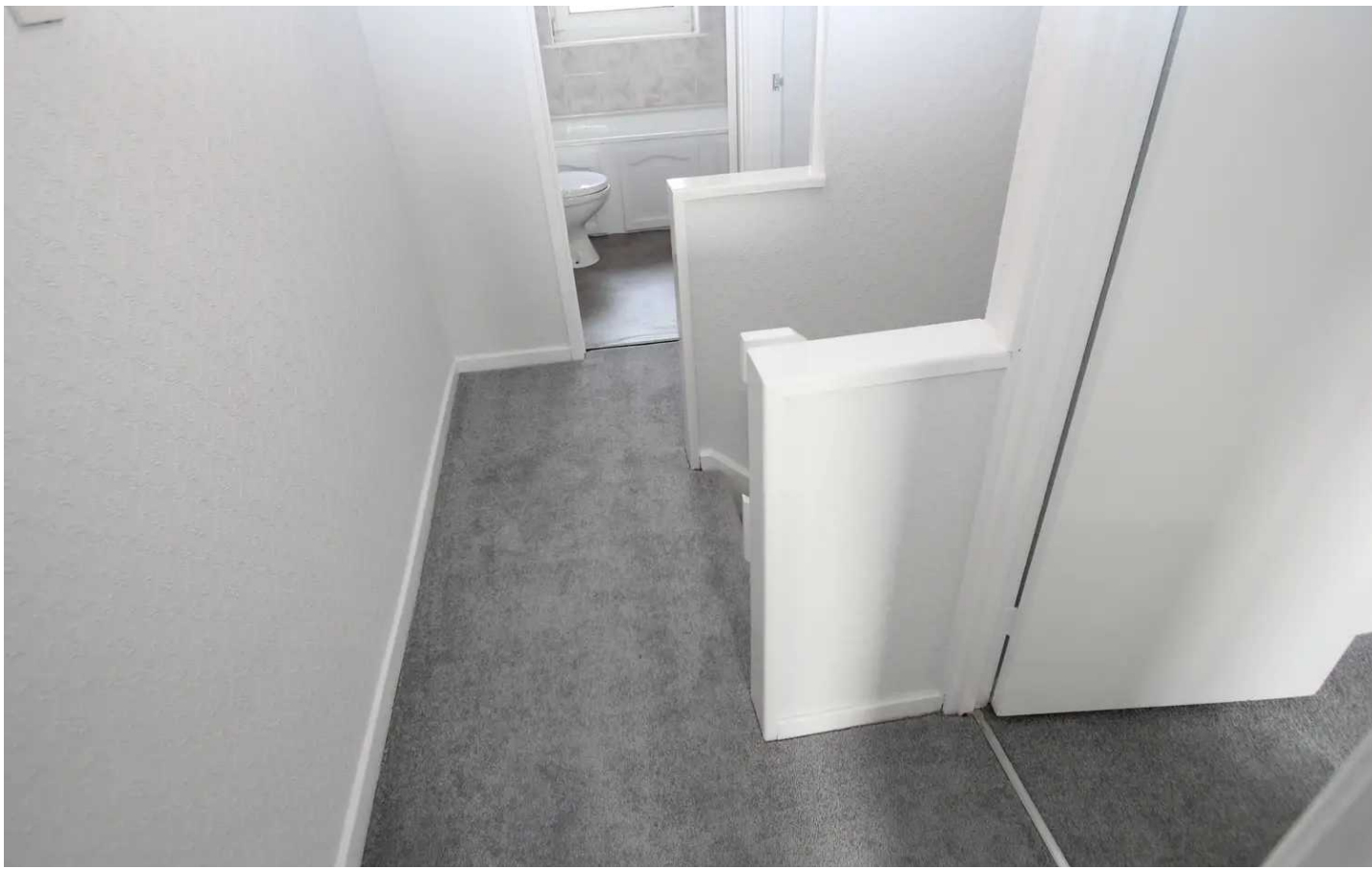
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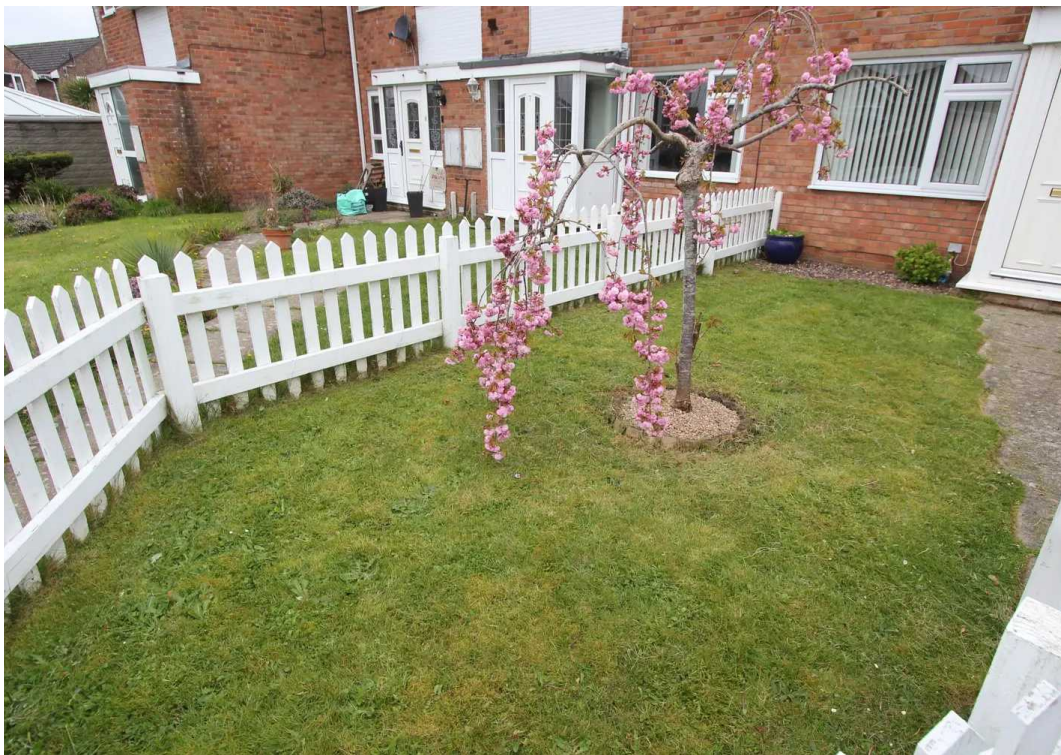
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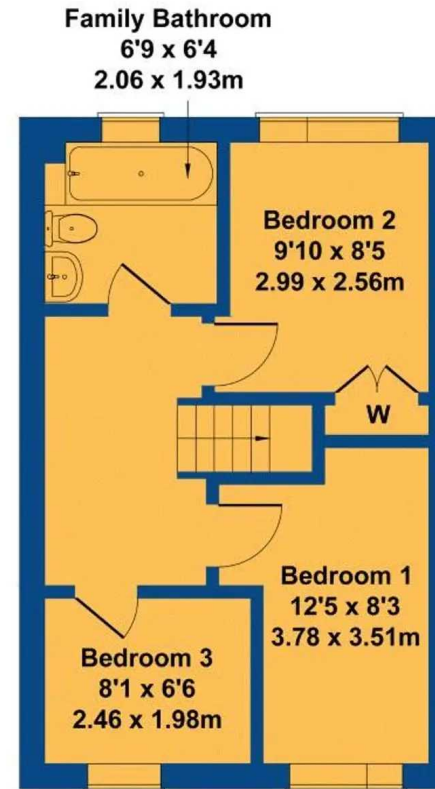


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Approximate Gross Internal Area  
861 sq ft - 80 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.





## Chris Davies Estate Agents

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