

Carreg Wen, Boverton

Guide Price **£865,000**



Carreg Wen

Boverton, Llantwit Major

A rare opportunity to acquire a detached spacious family home in a quiet secluded position with views over stunning open countryside to the rear, loca...

- SUPERB COUNTRYSIDE VIEWS.
- DETACHED FAMILY HOME.
- 5 BEDROOMS. 2 EN-SUITE.
- GCH. DOUBLE GARAGE.
- 2 RECEPTIONS. UTILITY.
- RARELY AVAILABLE.





GROUND FLOOR

Entrance Hallway

Glazed front entrance door. Doors to double garage, cloakroom/WC, utility room, kitchen/breakfast room, dining room, sitting room and study. Stairs to first floor. Radiators. Down lighting. Double glazed window to front.

Kitchen/Breakfast Room

Dimensions: 12' 11" x 13' 1" (3.93m x 3.98m). Double glazed windows to rear. Fully fitted kitchen comprising eye level units base units with drawers and composite stone work surfaces. Ceramic floor tiles. Stainless steel one and a half bowl sink with mixer tap. Partially tiled walls. Down lighting. Space for breakfast table and chairs. Electric cooker. Integrated dish washer. Integrated fridge. Radiator.

Sitting Room

Dimensions: 13' 2" x 26' 6" (4.01m x 8.07m). Double glazed doors to side. Feature hexagonal sitting area. Radiators. Composite stone fireplace with log burner (currently set up with decorative lighting but is fully functioning as a log burner). Double glazed windows to front and rear.

Dining Room

Dimensions: 13' 5" x 16' 1" (4.09m x 4.90m). Radiator. Double glazed door to rear.

Study

Dimensions: 7' 2" x 11' 1" (2.18m x 3.38m). Double glazed door to front. Radiator.

Utility Room

Dimensions: 18' 7" x 11' 7" (5.66m x 3.53m). Double glazed window to rear. Glazed door to side. Wall mounted Vaillant gas boiler providing the central heating. Ceramic floor tiles. Fitted base units with work surfaces over and eye level cabinets. Inset stainless steel sink with mixer tap. Space for white goods. Door to kitchen/breakfast room.





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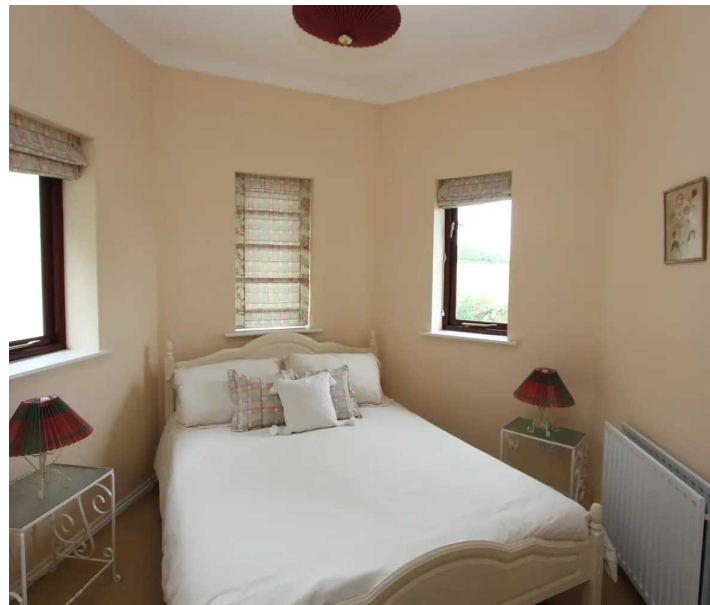
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Approximate Gross Internal Area
3541 sq ft - 329 sq m



GROUND FLOOR

FIRST FLOOR

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



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