





35 Cardigan Crescent

Boverton, Llantwit Major

This EXTENDED DETACHED FAMILY HOME is located in a popular mature location of similar properties in Boverton, Llantwit Major, within easy reach of loc...

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 2 SHOWER ROOMS.
- EXTENDED. 3 BEDS. EPC C74.
- NO FORWARD CHAIN.
- DETACHED FAMILY HOEME.
- QUIET MATURE LOCATION.
- STUDY. UTILITY. DRIVEWAY.





GROUND FLOOR

Entrance Hallway

UPVC opaque glazed window to side. Built in storage. Radiator. UPVC opaque glazed front entrance door. Sliding door to sitting room.

Sitting Room

Dimensions: 11' 0" x 16' 6" (3.35m x 5.03m). UPVC window to front. Radiators. Door to inner hallway.

Inner Hallway

Stairs to first floor. Door to dining room and wet room.

Wet Room

Dimensions: 6' 9" x 4' 3" (2.06m x 1.29m). UPVC opaque window to side. Low level WC. Wash hand basin. Radiator. Ceramic wall tiles. Shower enclosure with electric mixer shower (for the less abled). Loft access.

Dining Room

Dimensions: 10' 11" x 8' 7" (3.32m x 2.61m). Radiator. UPVC glazed door to rear. Over stairs cupboard.

Kitchen

Dimensions: 11' 8" x 8' 4" max (3.55m x 2.54m). UPVC window to rear. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset one and a half bowl sink with mixer tap. Integrated dish washer. Belling 7 gas burner cooker. Pantry. Door to utility.

Utility

Dimensions: 8' 5" x 8' 7" (2.56m x 2.61m). Fitted base units with work surfaces over. Space for white goods. Door to study.

Study/Breakfast Room

Dimensions: 7' 2" x 8' 11" (2.18m x 2.72m). UPVC window to front.

FIRST FLOOR

Landing

Loft access with ladder. Doors to bedrooms and



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Approximate Gross Internal Area
1270 sq ft - 118 sq m



GROUND FLOOR

FIRST FLOOR

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



Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street - CF61 1XY

01446 792020

llantwitmajor@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.