





## 12 Cae Brewis

Boverton, Llantwit Major

NO FORWARD CHAIN. In a quiet position with private sunny garden, lies this well presented 2021 new build semi detached home on the Sycamore Chase Barratts development i...  
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- NO FORWARD CHAIN.
- SEMI DETACHED HOME.
- 3 BEDS. CLOAKROOM/WC.
- DRIVEWAY FOR 2 CARS.
- BARRATTS NEW BUILD.
- UPVC. GCH COMBI. EPC B83.





## GROUND FLOOR

### Entrance Hallway

Glazed front entrance door. Radiator. Stairs to first floor. Door to sitting room and cloakroom/WC.

### Cloakroom/WC

Dimensions: 3' 0" x 5' 3" (0.91m x 1.60m). Low level WC. Wash hand basin with mixer tap. Wood effect flooring. Radiator.

### Sitting Room

Dimensions: 16' 4" x 11' 10" max (4.97m x 3.60m). UPVC window to front. Radiator. Door to kitchen/diner.

### Kitchen/Diner

Dimensions: 10' 7" x 15' 2" (3.22m x 4.62m). UPVC window to rear. UPVC French doors to rear. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink with mixer tap. Wall mounted combination gas boiler providing the central heating and hot water. Gas hob with electric oven and hood. Integrated fridge/freezer, washer/dryer and slim line dishwasher. Under stairs cupboard. Radiator. Space for dining room table and chairs.





## FIRST FLOOR

### Landing

Loft access. Doors to bedrooms and family bathroom. Radiator. Over stairs cupboard.

### Bedroom 1

Dimensions: 8' 7" x 14' 2" (2.61m x 4.31m). UPVC window to front. Radiator.

### En-Suite

Dimensions: 8' 7" x 4' 5" (2.61m x 1.35m). Pedestal wash hand basin with mixer tap. Low level WC. Shower enclosure with electric mixer shower. Radiator. Wood effect flooring.

### Bedroom 2

Dimensions: 10' 7" x 8' 8" (3.22m x 2.64m). UPVC window to rear. Radiator.

### Bedroom 3

Dimensions: 8' 11" x 6' 5" (2.72m x 1.95m). UPVC window to front. Radiator.

### Family Bathroom

Dimensions: 5' 7" x 6' 3" (1.70m x 1.90m). UPVC opaque window to rear. Radiator. Low level WC. Panelled bath with mixer taps. Partially tiled walls. Wood effect flooring. Pedestal wash hand basin with mixer tap.

### Rear Garden

Dimensions: 21' deep x 28' wide (6.40m x 8.53m). An enclosed garden laid to lawn with block paviour area for table and chairs. (The driveway was originally for 3 cars but the current owners have incorporated the one of the spaces into the garden, but this could easily be reversed if one desired).

### Front

Low maintenance garden area. Block paviour driveway for two cars to the side.





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Approximate Gross Internal Area  
1216 sq ft - 113 sq m



Not to Scale. Produced by The Plan Portal 2023  
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## Chris Davies Estate Agents

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