



6 Pembroke Place

Boverton, Llantwit Major

This well presented detached family home is rarely available, located in Boverton, Llantwit Major, vale of Glamorgan - within easy reach of local shops, schools, amenities and the Heritage coastline and beach. Briefly the property comprises to the ground floor entrance porch, sitting room, and kitchen/diner. To the first floor are three double bedrooms, WC to the master bedroom, and a good sized family bathroom room. Outside there is a garden to the front with double driveway and an enclosed garden to the rear. The property enjoys gas central heating with a WORCESTER COMBINATION BOILER, UPVC WINDOWS AND DOORS, and has been fully modernised throughout by the current owners. 6 Pembroke Place is located within a quiet cul de sac of other similar houses in a mature and well respected area. Viewings are highly recommended to fully appreciate the quiet location and ready to move in presentation. EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- DETACHED FAMILY HOME.
- 3 DOUBLE BEDS. GCH COMBI.
- KITCHEN/DINER. UPVC.
- DOUBLE DRIVEWAY. WC.
- QUIET CUL DE SAC.
- VERY WELL PRESENTED.





GROUND FLOOR

Entrance Hallway

UPVC front entrance door. Radiator. UPVC window to side. Doors to sitting room and kitchen/diner. Tile effect flooring.

Kitchen/Diner

Dimensions: 25' 7" x 8' 2" (7.79m x 2.49m). UPVC windows to front and rear. Radiator. Tile effect flooring. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Down lighting. Partially tiled wall. Gas hob. Eye level oven and grill. Space for white goods. Space for dining room table and chairs. Inset one and a half bowl stainless steel sink with mixer tap. Radiator. Door to rear hall.

Rear Hall

UPVC opaque glazed door to rear. Stairs to first floor.

Sitting Room

Dimensions: 19' 2" x 13' 2" (5.84m x 4.01m). UPVC window to front. UPVC patio door to rear. Radiators. Wood effect flooring.

FIRST FLOOR

Landing

Loft access. Door to bedrooms and family bathroom.

Family Bathroom

Dimensions: 8' 4" x 7' 6" (2.54m x 2.28m). UPVC opaque window to rear. Low level WC. Panelled bath with electric mixer shower over. Tile effect flooring. Radiator. Wash hand basin and mixer. Over stairs cupboard. Ceramic wall tiles.

Bedroom 1

Dimensions: 13' 0" x 11' 2" (3.96m x 3.40m). UPVC window to front. Radiator. Wood effect flooring. Door to WC.

WC

Dimensions: 5' 4" x 2' 8" (1.62m x 0.81m). Low level WC. Wash hand basin with mixer tap. Partially tiled walls.





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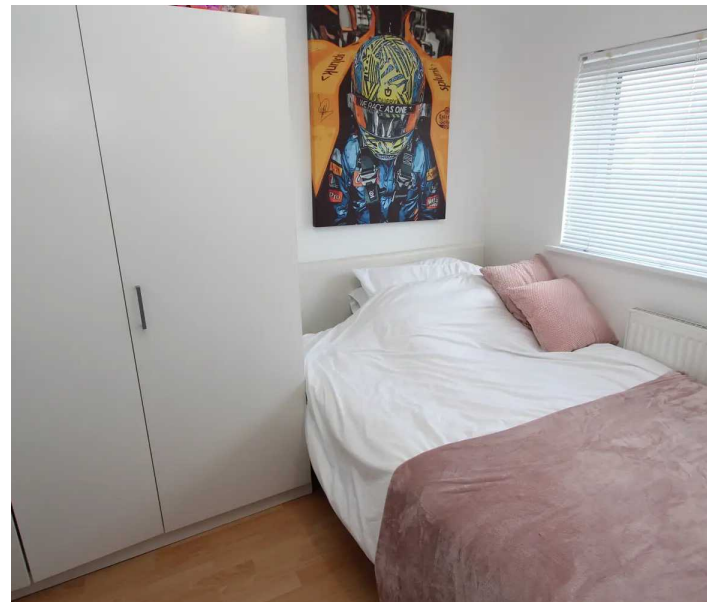
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Approximate Gross Internal Area
1001 sq ft - 93 sq m



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





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