





5 Caer Mead Close

Boverton, Llantwit Major

This spacious semi detached home is located in a popular mature location of Llantwit Major, within easy reach of local amenities, shops and schools and the Heritage Coastline. Briefly the property comprises entrance hallway, cloakroom/WC, sitting room and kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom with separate WC. Outside to the front there is a garden fronting OPEN GREEN SPACE, and to the rear there is an impressive level garden. The property enjoys replacement UPVC windows and doors and a gas central heating boiler. NO FORWARD CHAIN and would make an ideal first time buy. Please note, the washing machine and fridge are included.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- SEMI DETACHED HOME.
- 3 BEDROOMS.
- CLOAKROOM/WC.
- NO FORWARD CHAIN.
- FRONT & REAR GARDENS.
- IDEAL FIRST TIME BUY.





Kitchen/Diner

Dimensions: 14' 1" x 10' 9" (4.29m x 3.27m). UPVC window to rear. UPVC opaque glazed door to rear. Fully fitted kitchen comprising eye level units and base units with work services over. Radiator. Integrated electric hob oven and hood. Space for white goods. Sink with mixer tap. Under stairs cupboard. Wall mounted Baxi boiler. Glazed door to sitting room.

Bedroom 2

Dimensions: 13' 4" x 8' 10" (4.06m x 2.69m). UPVC window to front. Built in wardrobe.

Bedroom 1

Dimensions: 12' 0" x 10' 6" (3.65m x 3.20m). UPVC window to front. Radiator. Loft access. Built in wardrobe.

FIRST FLOOR

Sitting Room

Dimensions: 12' 0" x 19' 1" (3.65m x 5.81m). UPVC windows to front and rear. Radiators.

OUTSIDE

WC

Low level WC. UPVC opaque window to rear.

Rear Garden

Enclosed and laid to lawn. Shed. gate to rear.

Cloakroom/WC

Dimensions: 5' 5" x 5' 10" (1.65m x 1.78m). Low level WC. Wash hand basin. UPVC window to front.

Bathroom

Dimensions: 5' 9" x 5' 7" (1.75m x 1.70m). Panelled bath with electric mixer shower over. UPVC opaque window to rear. Radiator. Pedestal wash hand basin.





GROUND FLOOR

Entrance Hallway

Stairs to first floor. UPVC opaque glazed front entrance door. Doors to cloak room WC, kitchen/diner and sitting room.

Landing

Radiator. Doors to bedrooms, bathroom and WC. Airing cupboard with hot water tank.

Bedroom 3

Dimensions: 8' 0" x 9' 2" (2.44m x 2.79m). UPVC window to rear. Radiator.

Front

Enclosed garden laid to lawn. Gate.









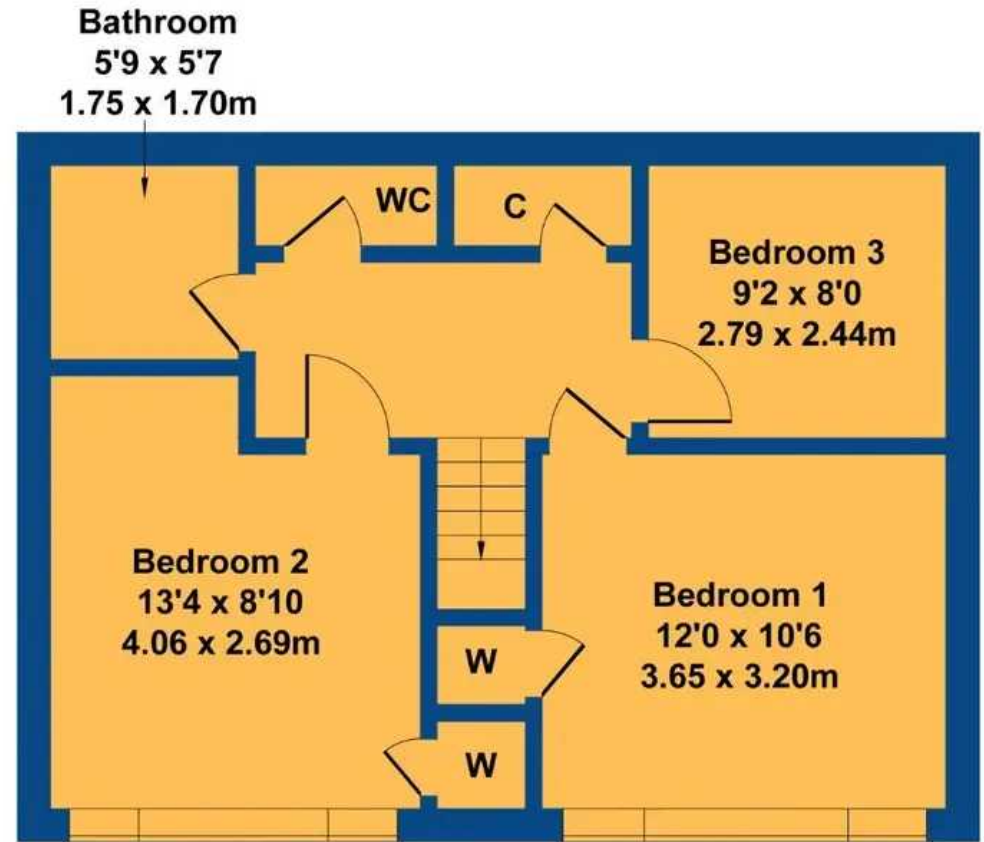
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Approximate Gross Internal Area
1012 sq ft - 94 sq m



Cloakroom/WC
5'10 x 5'5
1.78 x 1.65m

GROUND FLOOR



Bathroom
5'9 x 5'7
1.75 x 1.70m

Bedroom 2
13'4 x 8'10
4.06 x 2.69m

Bedroom 1
12'0 x 10'6
3.65 x 3.20m

Bedroom 3
9'2 x 8'0
2.79 x 2.44m

FIRST FLOOR

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