





35 Eagleswell Road

Boverton, Llantwit Major

No forward chain with this semi detached house in need of a full refurbishment throughout. Located in Llantwit Major, Vale of Glamorgan, within walking distance of local shops, schools, amenities and withing easy reach of the Heritage coastline and beaches. Suitable for an investor and first time buyer who is looking for a renovation project, the property comprises, entrance hallway, sitting/dining room, kitchen, and cloakroom/shower room to the ground floor. Outside there are gardens to the front and rear. To the first floor are three bedrooms and a bathroom. The property is currently being cleared, internal photos will be available once completed.

Council Tax band: C

Tenure: Freehold

- SEMI DETACHED HOUSE.
- 3 BEDROOMS.
- SITTING/DINING ROOM.
- IN NEED OF FULL REFURBISHMENT.
- NO FORWARD CHAIN.
- SUITABLE FOR INVESTOR.
- GARDENS.



GROUND FLOOR

Entrance Hallway UPVC front entrance door. Radiator. Stairs to first floor. Door to sitting room/dining room, and cloakroom/WC. Under stairs cupboard.

Cloakroom/WC.

UPVC opaque window to front. Low level WC. Shower enclosure.

Sitting/Dining Room 10' 8" x 23' 5" (3.25m x 7.14m)

UPVC windows to front and rear. Radiator. Door to kitchen.

Kitchen 9' 1" x 10' 3" (2.77m x 3.12m) UPVC door to rear and UPVC window to rear. Fitted kitchen comprising base units with work surface over and inset one and a half bowl sink with mixer tap. Space for white goods and gas cooker.

FIRST FLOOR

Landing Radiator. Loft access. Cupboard. Airing cupboard with hot water tank.

Bedroom 1 9' 10" x 12' 8" (3.00m x 3.86m)

UPVC window to front.

Bedroom 2 14' 6" x 7' 8" (4.42m x 2.34m)

UPVC window to rear.

Bedroom 3 10' 6" x 7' 1" (3.20m x 2.16m)

UPVC window to front.

Bathroom 7' 4" x 5' 10" (2.24m x 1.78m)

UPVC opaque window to rear. Radiator. Low level WC. Panelled bath with electric shower over. Pedestal wash hand basin.

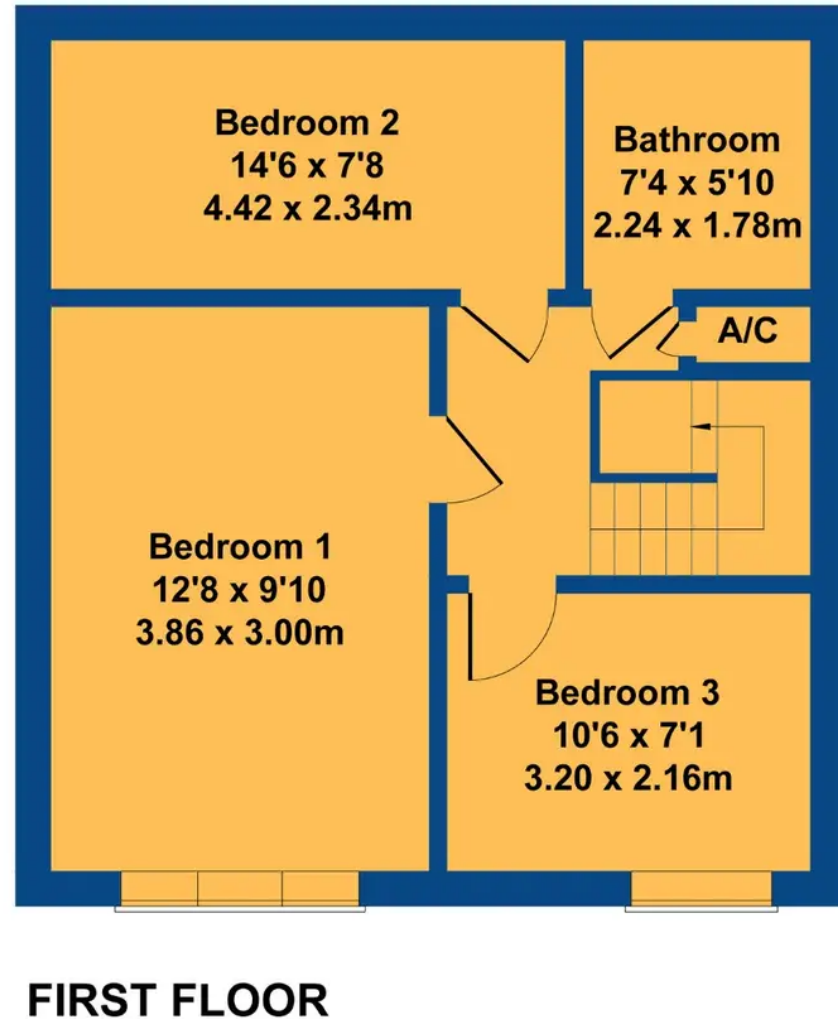
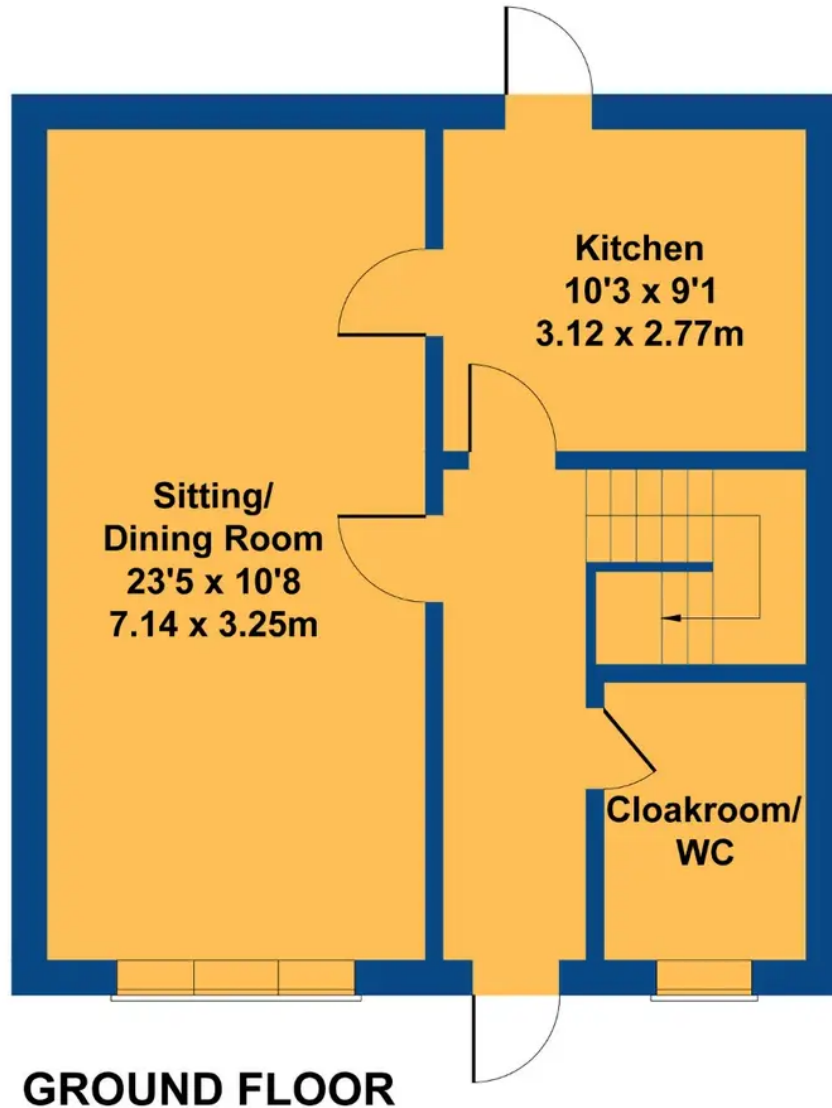


GARDEN

Front - open plan garden laid to lawn. Rear garden - level garden with shed store.

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Approximate Gross Internal Area
1001 sq ft - 93 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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