





27 Monmouth Way

Boverton, Llantwit Major

Excellent flexible living space with this semi detached family home, located in a popular mature location of Llantwit Major, Vale of Glamorgan. The property briefly comprises entrance porch, sitting room, reception room 3/bedroom 4, dining room and kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom. Outside to the front is the block paviour double driveway and low maintenance garden area, and to the rear is an enclosed level garden laid to lawn. The property enjoys gas central heating and UPVC windows and doors. Monmouth Way is walking distance of local shops, schools and amenities, and within easy reach of the Heritage coastline and beach. Viewings are recommended to fully appreciate the space and quiet location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- SEMI DETACHED HOME.
- 2/3 RECEPTION ROOMS.
- 3/4 BEDROOMS. EPC D63.
- GCH. UPVC. GARDENS.
- DOUBLE DRIVEWAY.
- POPULAR LOCATION.
- FLEXIBLE LIVING SPACE.





GROUND FLOOR

Entrance Porch

UPVC front entrance door. Door to sitting room.

Reception Room 3/Bedroom 4: UPVC window to front. Radiator.

Sitting Room

10' 11" x 14' 6" (3.33m x 4.42m)

UPVC window to front. Fire surround with electric fire. Stairs to first floor. Radiator. Doors to dining room and reception room 3/bedroom 4.

Dining Room

10' 11" x 8' 3" (3.33m x 2.51m)

UPVC window to rear. UPVC glazed door to rear. Radiator. Opening to kitchen. Wood effect flooring.

Kitchen

11' 5" x 8' 3" (3.48m x 2.51m)

UPVC window to rear. Under stairs cupboard. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink with mixer tap. Integrated gas hob with hood, eye level oven and microwave. Space for washing machine. Built in fridge/freezer. Partially tiled walls. Wall mounted gas boiler providing the central heating.

FIRST FLOOR

Landing

Doors to bedrooms and family bathroom. Loft access with pull down ladder, partially boarded. Airing cupboard with hot water tank.

Bedroom 1

11' 1" x 11' 1" (3.38m x 3.38m)

Over stairs cupboard. Built in wardrobe. Radiator. UPVC window to front.





Bedroom 2

8' 4" x 10' 11" (2.54m x 3.33m)

UPVC window to rear. Radiator.

Bedroom 3

8' 4" x 8' 8" (2.54m x 2.64m)

UPVC window to front. Radiator.

Family Bathroom

5' 6" x 8' 5" (1.68m x 2.57m)

Panelled bath with electric mixer shower over.
Ceramic wall tiles. Low level WC. Pedestal wash hand basin with mixer tap. Vertical radiator. Vinyl floor covering. UPVC opaque window to rear.





GARDEN

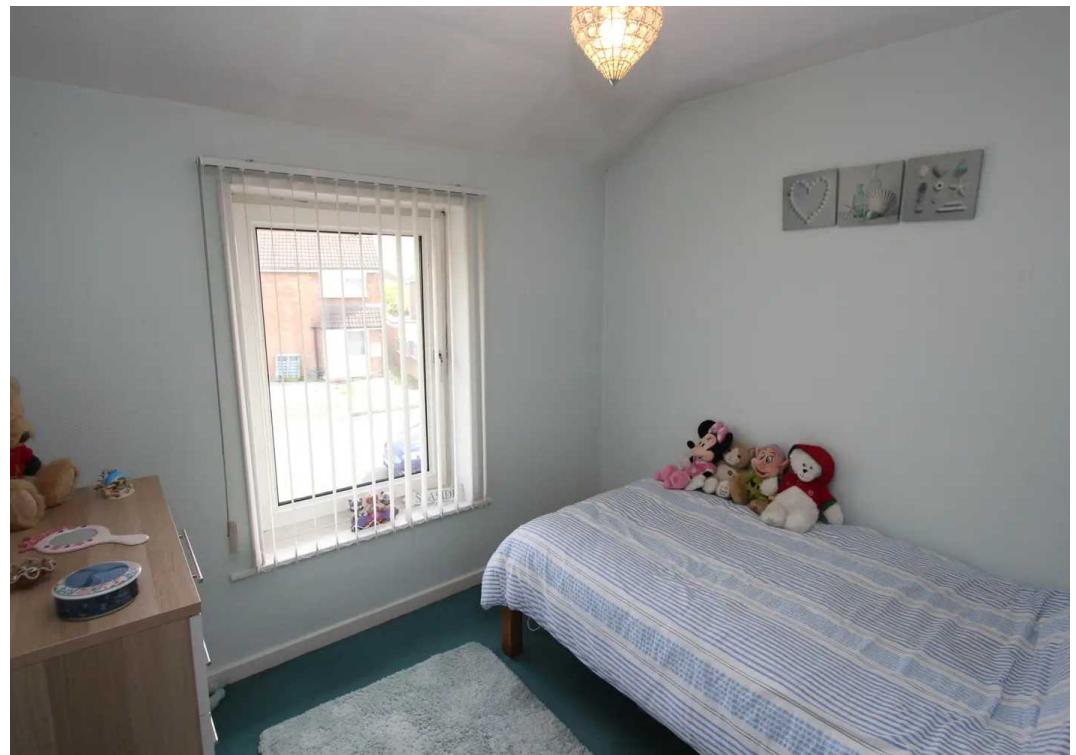
Front - open plan low maintenance garden. Rear Garden - an enclosed garden laid to lawn with block paviour area for table and chairs etc. Water tap. Shed. Side - an additional area of block paviour, handy for storage etc.

DRIVEWAY

2 Parking Spaces

Block paviour double driveway.





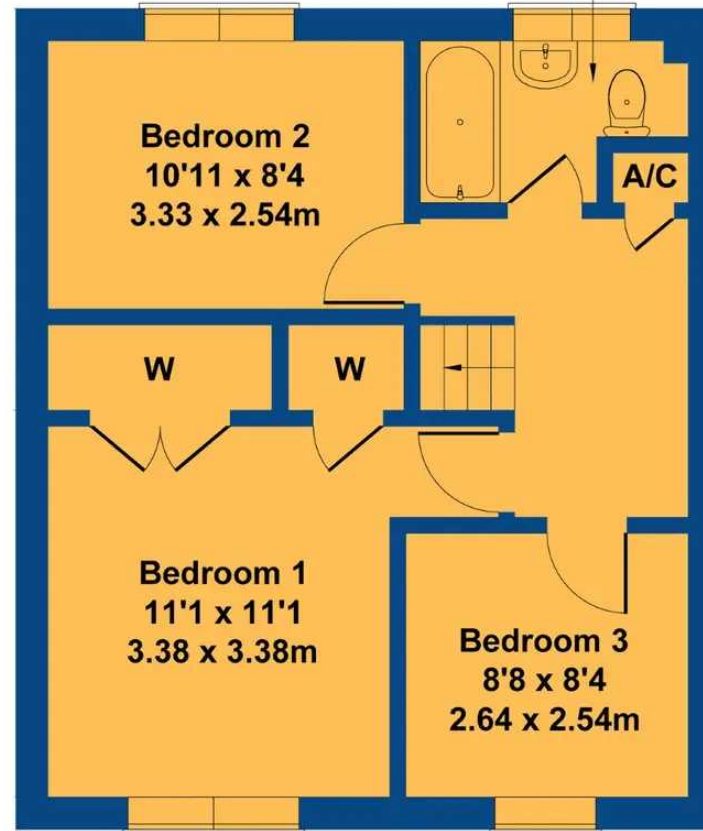
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Approximate Gross Internal Area
969 sq ft - 90 sq m

Family Bathroom
8'5 x 5'6
2.57 x 1.68m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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