

21 Cae Brewis, Boverton
£399,950



21 Cae Brewis

Boverton, Llantwit Major

This spacious well presented and improved 2019 traditional new build detached home, lies on the well regarded new Barratts development in Boverton, Llantwit Major. 21 Cae Brewis comprises entrance hallway, sitting room, cloakroom/WC, dining room/snug and impressive kitchen/diner to the ground floor. To the first floor are 4 well proportioned bedrooms with EN-SUITE to the master bedroom. Outside there is a well presented garden area to the front and an enclosed beautiful and private garden to the rear, together with a driveway for two cars and DETACHED GARAGE. The property enjoys gas central heating with a COMBINATION BOILER, UPVC windows and doors with UPVC French doors to the rear garden patio, tiling where mentioned, outdoor electrics, and blinds. approximately 6 years are remaining on the NHBC certificate. Viewings are highly recommended to fully appreciate the space, presentation and position. Cae Brewis is within easy reach of the shops, amenities and schools of Boverton and Llantwit Major, and the Heritage Coastline and beach. Please note there is a yearly management charge with this property. This charge is used for the upkeep, maintenance and management of the development. Council Tax band: E Tenure: Freehold EPC Energy Efficiency Rating: B EPC Environmental Impact Rating: B

- DETACHED FAMILY HOME.
- CLOAKS/WC. EN-SUITE. EPC B85.
- 4 BEDS. 2 RECEPTIONS.



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- CLOAKS/WC. EN-SUITE. EPC B85.
- 4 BEDS. 2 RECPTIONS.
- 2019 BARRATTS NEW BUILD.
- DETACHED GARAGE. DRIVEWAY.
- WELL REGARDED LOCATION.





GROUND FLOOR

Entrance Hallway

Opaque glazed front entrance door. Stairs to first floor. Radiator. wood effect flooring. Understairs cupboard. Storage cupboard. Doors to sitting room, kitchen/diner, cloakroom/WC, and dining room/snug.

Sitting Room

Dimensions: 10' 2" x 16' 11" (3.10m x 5.15m). UPVC french doors to rear. Radiators. UPVC window to front.

Dining Room/Snug

Dimensions: 9' 10" x 10' 10" (2.99m x 3.30m). UPVC window to front and side. Radiator.

Kitchen/Diner

Dimensions: 15' 0" x 15' 2" (4.57m x 4.62m). UPVC windows to side and rear. UPVC french doors to rear. Radiator. Wood effect flooring. Fully fitted kitchen comprising eye level units, base units with drawers and work surfaces over. Inset one and a half bowl stainless steel sink with mixer tap. Built-in fridge freezer. Integrated dishwasher and washing machine. Inset eye level oven. Inset gas hob with hood. Wall mounted combination boiler providing the central heating and hot water.

Cloakroom/WC

Low level WC. Radiator. Corner wash-hand basin with mixer tap.





FIRST FLOOR

Landing UPVC window to rear. Radiator. Loft access. Doors to bedrooms and family bathroom.

Family Bathroom Dimensions: 5' 5" x 6' 9" (1.65m x 2.06m). Panelled bath with mixer shower over. Low level WC. Wash-hand basin with mixer tap and storage unit. Vertical radiator. Ceramic wall and floor tiles.

Bedroom One Dimensions: 15' 3" x 10' 5" (4.64m x 3.17m). UPVC window to side and rear. Radiator. Wardrobe. Door to en-suite.

En-suite Dimensions: 6' 10" x 3' 9" (2.08m x 1.14m). UPVC opaque window to side. Low level WC. Pedestal wash-hand basin with mixer tap. Radiator. Ceramic floor tiles. Shower enclosure with mixer shower. Ceramic wall tiles.

Bedroom Two

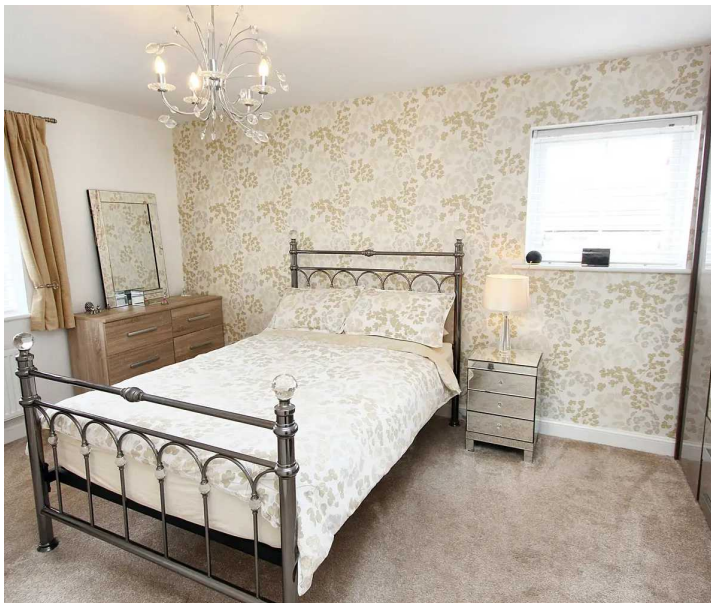
Dimensions: 12' 11" x 8' 8" (3.93m x 2.64m). UPVC windows to front and side. Radiator. Built-in wardrobe.

Bedroom Three Dimensions: 10' 4" x 9' 1" (3.15m x 2.77m). UPVC window to front. Radiator. Built-in wardrobe.

Bedroom Four Dimensions: 7' 7" x 7' 1" (2.31m x 2.16m). UPVC window to rear. Radiator.

OUTSIDE

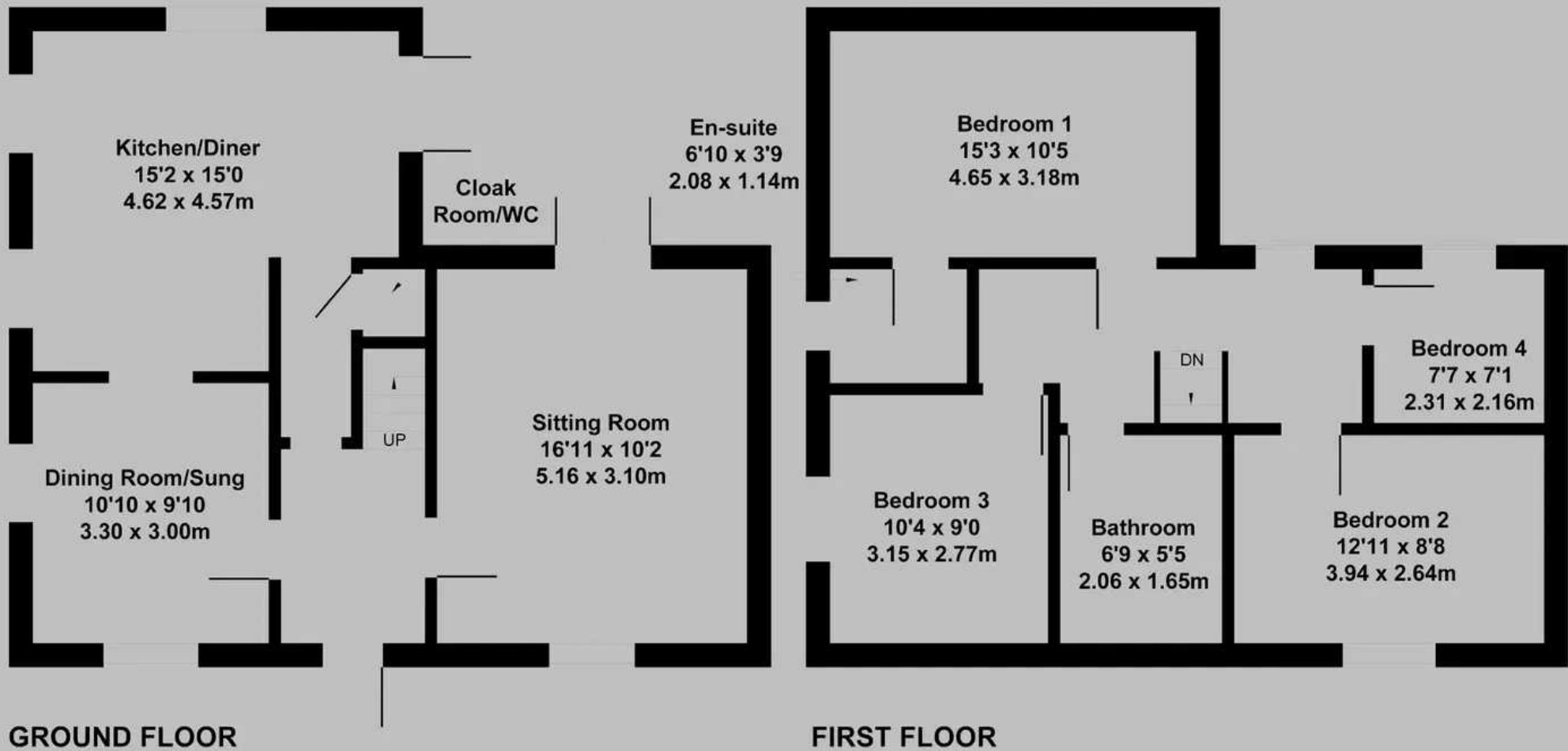
Front Open plan garden laid to lawn. Outdoor electrics. **Rear** Dimensions: 30' deep x 29' wide (9.14m x 8.83m). An enclosed well presented garden with gate to the rear, laid partly to lawn. Paved area providing space for table and chairs and barbeques etc. Water tap. Outdoor electrics. **Garage** Garage with up and over door. Driveway.





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Approximate Gross Internal Area
1230 sq ft - 114 sq m



Not to Scale. Produced by The Plan Portal 2020
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