





19 Greys Drive

Boverton, Llantwit Major

This property really does have the WOW FACTOR WITH a superb LEEKES CONSERVATORY and located in a quiet close The property briefly comprises entrance hallway, shower room with WC, sitting/dining room, fitted kitchen, UPVC CONSERVATORY, 3 bedrooms and fitted bathroom. Outside is an enclosed LOW MAINTENANCE garden to the front and a southerly enclosed private sunny garden to the rear. The property enjoys UPVC double glazed windows and doors, the aforementioned UPVC conservatory, gas central heating and fitted bedroom furniture where indicated. No expense has been spared improving the property. INTERNAL VIEWING RECOMMENDED. Greys drive, Llantwit Major, is walking distance from local shops, schools and amenities, and within easy reach of the Heritage Coastline and beaches. Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: C EPC Environmental Impact Rating: C



- 3 BED MID TERRACED HOME.
- VERY WELL PRESENTED HOME.
- QUALITY UPVC CONSERVATORY.
- GCH. UPVC. MANY EXTRAS.
- ADDITIONAL SHOWER & WC.
- EPC C75.



GROUND FLOOR

Entrance Hallway

UPVC double glazed entrance door. Radiator. Staircase to first floor. Under stairs storage. Telephone point. Doors to sitting/dining room, kitchen and shower room/WC.

Shower Room/WC

UPVC double glazed opaque high level window to the front. Fully tiled. Close coupled WC. Corner wash hand basin. Fully tiled shower enclosure with an electric shower. Ladder style chrome towel radiator. Ceramic floor tiles.

Sitting Room

23' 7" x 10' 8" (7.19m x 3.25m)

UPVC double glazed window to the front. Feature fireplace with period Welsh canopy and log effect electric fire. 2 Radiators. Bespoke airing cupboard. UPVC sliding patio door into conservatory. Coved ceiling. Wall lights.

Conservatory

12' 10" x 8' 0" (3.91m x 2.44m)

Superb quality supplied and fitted by 'Leekes'. UPVC double glazed with sliding patio doors opening onto the rear garden. LED lighting. Ceramic floor tiles. UPVC double glazed door from the kitchen.

Kitchen

10' 2" x 8' 11" (3.10m x 2.72m)

UPVC double glazed window to the rear. UPVC double glazed door into the conservatory. Fitted kitchen units comprising eye level and base units with drawers and work surfaces over. Inset one and a half bowl sink with mixer taps. Integrated fridge/freezer and dishwasher. Slot-in electric cooker with extractor fan above. Ceramic wall and floor tiles.

FIRST FLOOR

Landing

Linen cupboard with gas boiler supplying the central heating and hot water. Cupboard housing hot water





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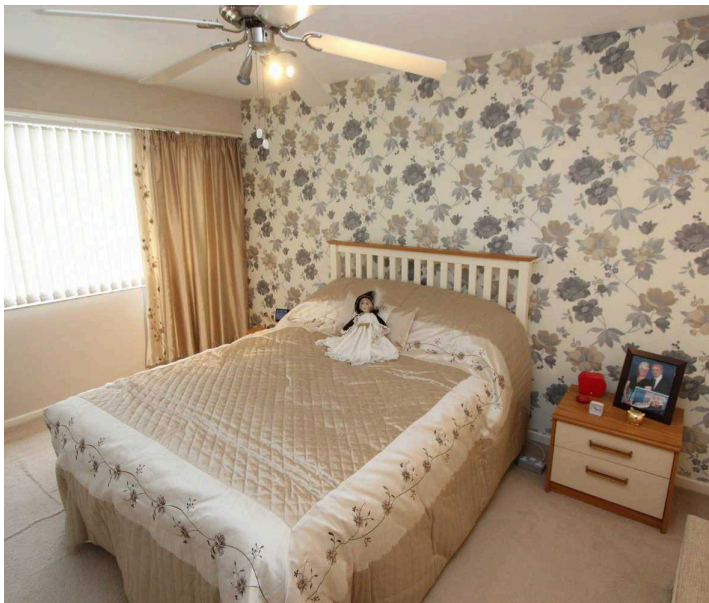
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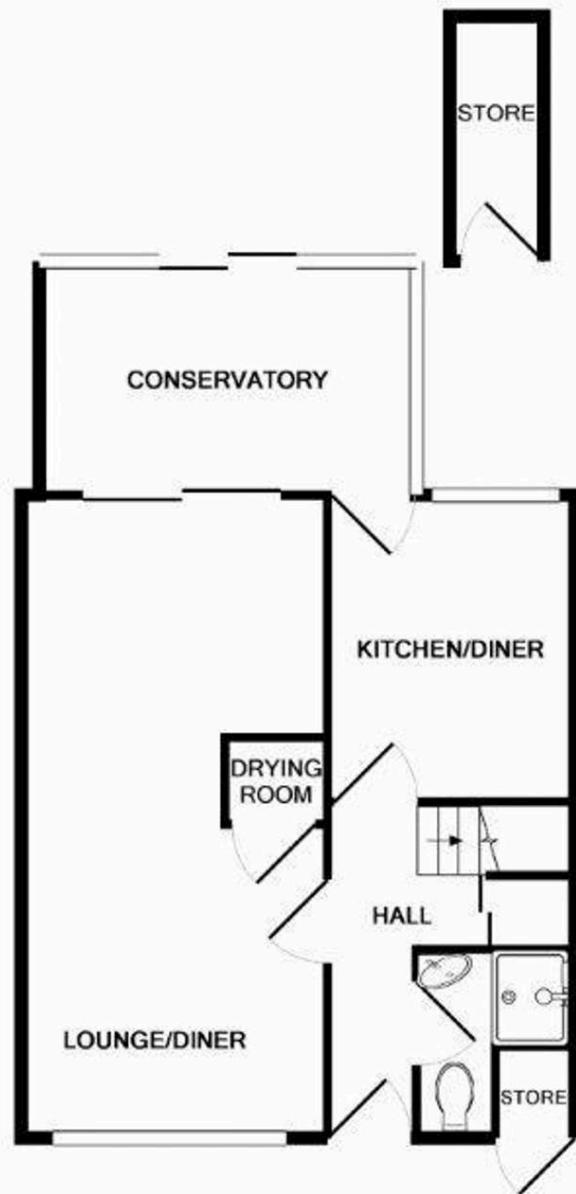


GARDEN

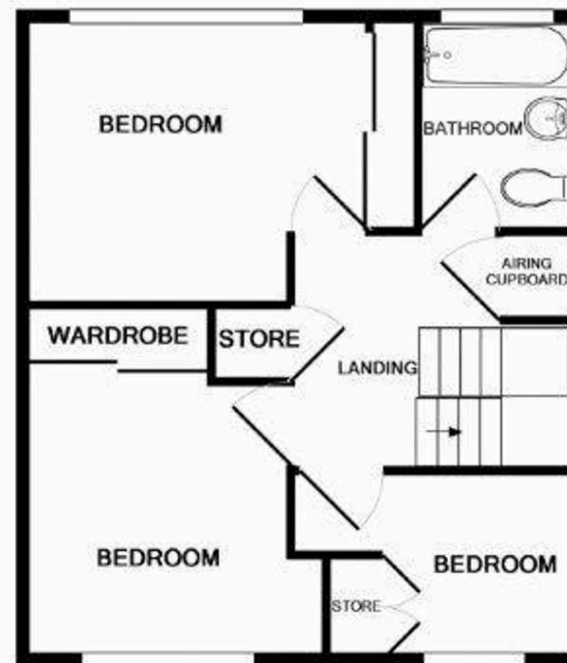
Front - Low maintenance garden with interlocking paviours. Block boundary wall with steel fence and gate to the front boundary. External store cupboard. Courtesy light. Rear garden - An enclosed level garden enjoying a southerly aspect with privacy. Gate to the rear boundary leading to rear pedestrian access. (Garage can be rented from the local authority subject to availability at an approximate cost of £6.50 per week.) Storage shed with power and lighting. Water supply. Water butt. (31' long x 19' wide).







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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