





2 Berry Court

Boverton, Llantwit Major

Nestled in a convenient central location, this recently renovated 3-bedroom terraced house is a true gem waiting to be discovered. Boasting a high standard of finish, the property offers a contemporary living experience with brand new fixtures and fittings throughout. Perfectly suited for modern living, each room is meticulously crafted to offer both style and functionality. The home is ideal for families, professionals, or investors looking for a property that exudes quality and comfort. Step outside through the back door, and you will find a charming and private outdoor space awaiting your personal touch. The enclosed, fenced garden offers a tranquil retreat from the hustle and bustle of daily life. With a gate leading to the lane behind, you can enjoy easy access while maintaining your privacy. The garden, laid to patio, provides the perfect setting for al fresco dining or simply relaxing in the fresh air. Don't miss the opportunity to make this meticulously renovated house your new home, where comfort, convenience, and quality blend seamlessly in every detail. Schedule a viewing today and experience the allure of this property firsthand. Council Tax band: TBD

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- RECENTLY RENOVATED TO A HIGH STANDARD
- BRAND NEW FIXTURES AND FITTINGS THROUGHOUT
- 3 BEDROOMS
- CLOAKROOM/WC





Entrance Hallway

Upvc front entrance door and picture window. Laminate flooring. Doors to kitchen/diner, living room and cloakroom WC. Under stairs storage area or room for desk/office space. Radiator, stairs to first floor

Cloakroom WC

5' 10" x 3' 0" (1.78m x 0.91m)

Upvc window to front. Porcelain tile flooring. Partially subway tiled walls. Low level WC. Cupboard with wash-hand basin and mixer tap. Door to hall.

Kitchen/Diner

16' 0" x 10' 0" (4.88m x 3.05m)

Upvc window to front. Porcelain tiled flooring. Subway tiled splashbacks. Brand new fully fitted kitchen comprising eye level units, base units with wood effect work surfaces over, fitted dishwasher, fitted electric oven and hob, extractor hood, inset sink, Space for dining room table and chairs. Radiator. Door to hall.

Living Room

16' 0" x 12' 0" (4.88m x 3.66m)

Upvc french doors and picture window to rear. Laminate flooring. Media wall with feature log effect electric fire. Radiator. Doors to Utility Room and Hall.



Utility Room

10' 0" x 4' 0" (3.05m x 1.22m)

Upvc door to garden. Upvc window to rear. Porcelain tiled flooring. Plumbed for washing machine. Wood effect worktop with stainless steel legs. Subway tiled splashback. Electric storage heater. Door to living room.

Landing

Carpet flooring. Doors to bedrooms and family bathroom, airing cupboard housing combination boiler. Access to boarded loft with pull down ladder.

Master Bedroom

13' 11" x 9' 11" (4.24m x 3.02m)

uPVC window to rear. Laminate flooring. Radiator. Walk in wardrobe with hanging space and shelves. Door to landing



Landing

Carpet flooring. Doors to bedrooms and family bathroom, airing cupboard housing combination boiler. Access to boarded loft with pull down ladder.

Master Bedroom

13' 11" x 9' 11" (4.24m x 3.02m)

uPVC window to rear. Laminate flooring. Radiator. Walk in wardrobe with hanging space and shelves. Door to landing.

Bedroom Two

11' 11" x 9' 10" (3.63m x 3.00m)

uPVC window to front. Laminate flooring. Radiator.

Bedroom Three

11' 0" x 6' 0" (3.35m x 1.83m)

uPVC window to rear. Laminate flooring. Radiator.

Family Bathroom

6' 0" x 5' 0" (1.83m x 1.52m)

uPVC opaque window to front. Fully tiled with porcelain tiles. Low level WC. Double length shower enclosure with glass screen and mains powered shower and tiled storage alcoves. Storage cupboard with wash-hand basin and mixer tap. Wall mounted mirror with lighting.

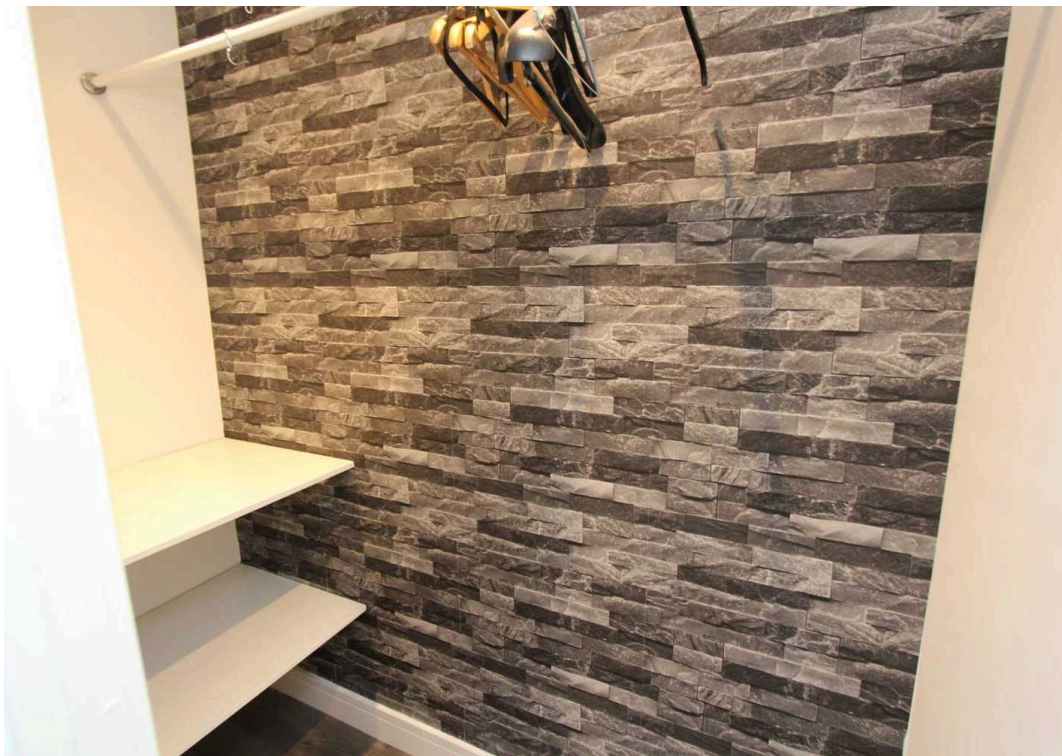




REAR GARDEN

Enclosed, fenced garden with gate to lane behind.
Laid to patio.







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