





14 Carne Court

Boverton, Llantwit Major

4-bed semi-detached house with modern features including gas central heating and UPVC windows, NO CHAIN. Comprising entrance porch, living room, kitchen/diner, cloakroom, 4 beds, bathroom, front and rear gardens. Ideal for families or investors.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- FOUR BEDROOMS
- EPC 67D
- NO FORWARD CHAIN
- GCH, UPVC
- FRONT AND REAR GARDENS
- FLYING FREEHOLD



**Porch**

5' 0" x 3' 0" (1.52m x 0.91m)

Upvc door and picture window to front. Carpet flooring. Meter cupboard. Door to living room.

Living Room

16' 0" x 13' 0" (4.88m x 3.96m)

(15'x13' to chimney breast). Upvc window to front.

Carpet flooring. Two radiators. Electric fireplace. Doors to porch and kitchen/diner. Stairs to first floor.

Kitchen/Diner

14' 0" x 12' 10" (4.27m x 3.91m)

Upvc window to rear. Brand new wood effect vinyl flooring. Fitted with a range of wooden wall and base units with laminate worktop over. Sink with left-hand drainer and mixer tap. Gas cooker. Spaces for other appliances. Door to shelved pantry cupboard. Doors to living room and rear porch.

Rear Porch

3' 11" x 3' 0" (1.19m x 0.91m)

Upvc door to rear garden. Brand new wood effect vinyl flooring. Sliding door to cloakroom. Door to kitchen/diner.

Cloakroom

6' 0" x 2' 0" (1.83m x 0.61m)

Upvc window to rear. Vinyl flooring. Cupboard with wash-hand basin and tiled splashback. Low level wc. Radiator. Sliding door to rear porch.





Landing

9' 0" x 6' 0" (2.74m x 1.83m)

Measurements at maximum points. Carpet flooring. Stairs to ground floor. Airing cupboard. Loft hatch with ladder. Doors to four bedrooms and bathroom.

Master Bedroom

14' 0" x 9' 0" (4.27m x 2.74m)

Upvc window to front. Carpet flooring. Radiator. Door to landing.

Bedroom Two

12' 0" x 11' 0" (3.66m x 3.35m)

Upvc window to rear. Carpet flooring. Large storage cupboard. Radiator. Door to landing.

Bedroom Three

11' 0" x 6' 10" (3.35m x 2.08m)

Upvc window to rear. Carpet flooring. Radiator. Door to landing.

Bedroom Four

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

Including measurements of cupboard. Upvc window to front. Carpet flooring. Radiator. Storage cupboard. Door to landing.

Bathroom

8' 0" x 4' 11" (2.44m x 1.50m)

Upvc window to rear. Vinyl flooring. Radiator. Bath with electric shower over and rail for shower curtain. Pedestal wash-hand basin. Low level wc. Wall mounted mirrored cupboard. Door to landing.





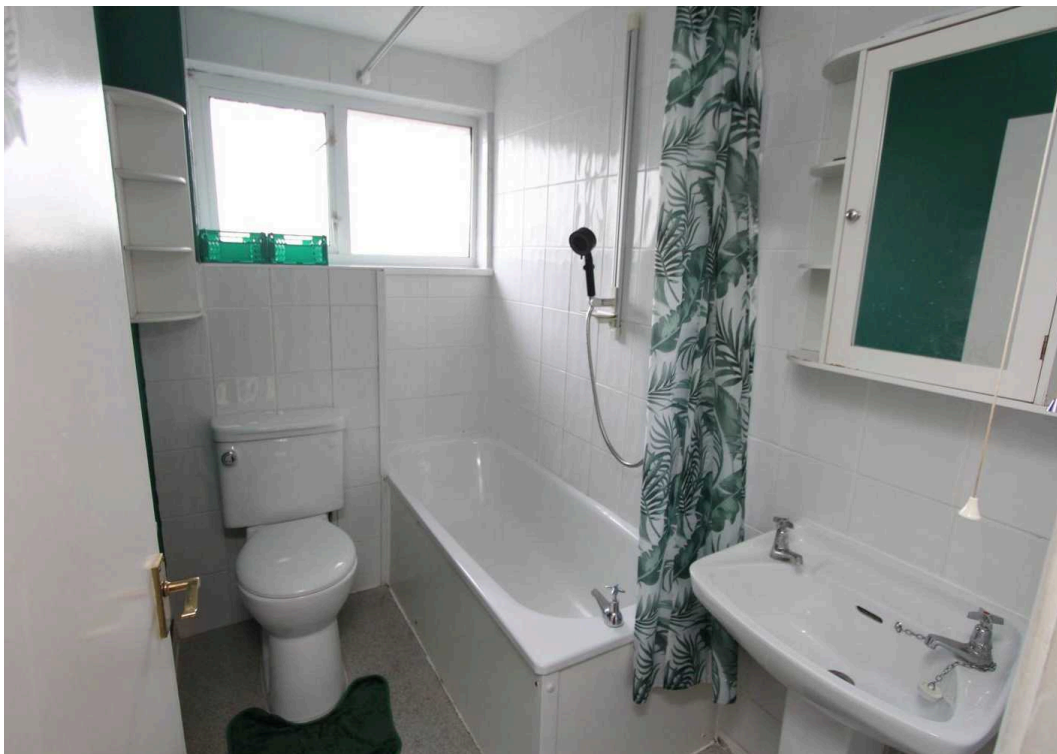
FRONT GARDEN

Mainly laid to lawn with borders and path. Gate to side. Enclosed by low walls.


REAR GARDEN

Laid to patio with raised borders. Block built shed. Greenhouse. Gate to lane.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



Chris Davies Estate Agents

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HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.



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