



29 Cardigan Crescent, Boverton

Llantwit Major

## 29 Cardigan Crescent

Boverton, Llantwit Major

Detached 3/4 bed home with UPVC double glazing, garage, open-plan front garden, enclosed rear garden, wood stove, modern kitchen, and potential to extend (STPP). Well-presented throughout.

Council Tax band: E

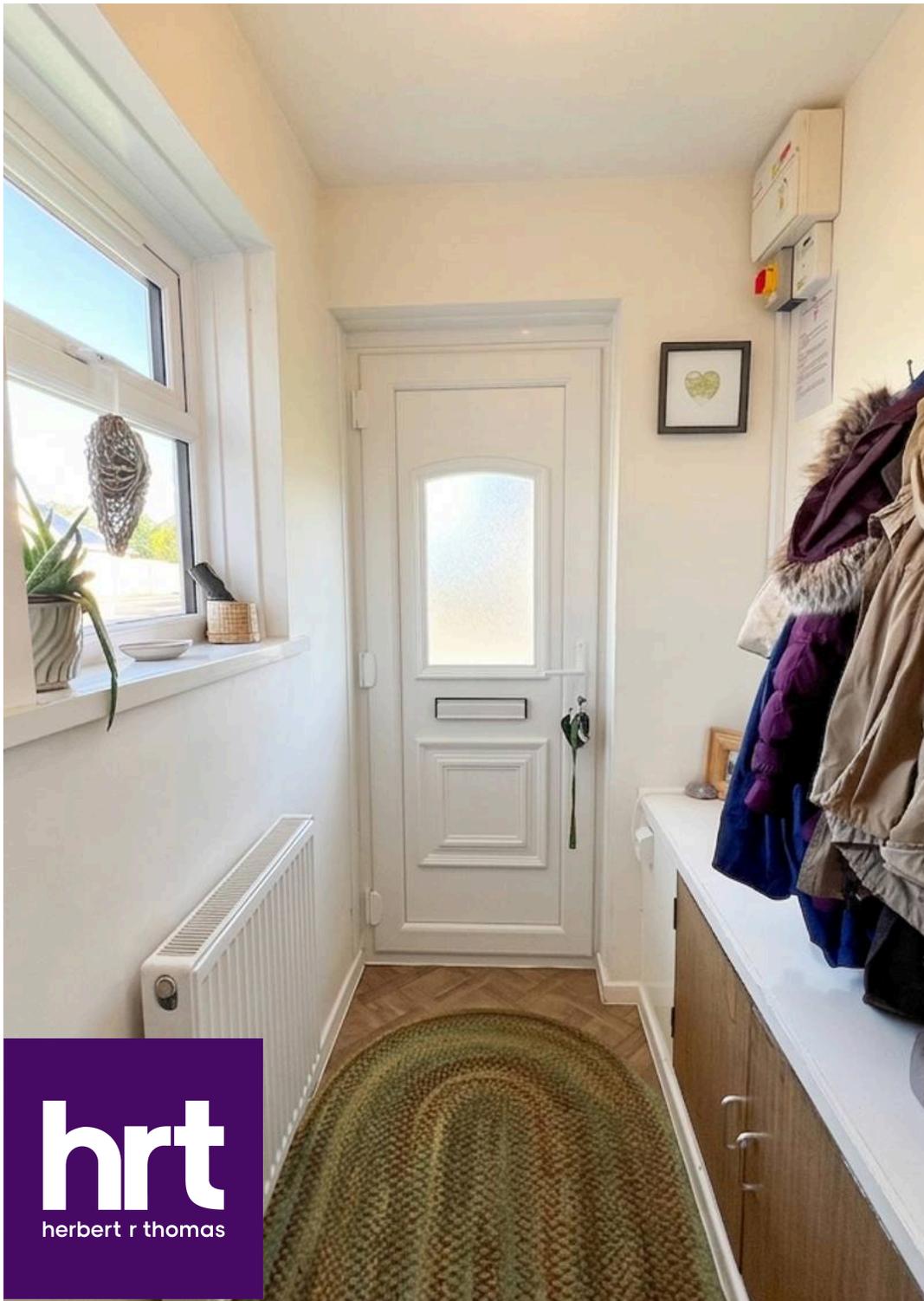
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Directions: From Cowbridge travel south along the Llantwit Major Road. At Nash crossroads turn left and follow this road, passing Llandow Industrial Estate. At the roundabout, turn left. Proceed over the mini-roundabout. At the traffic lights turn right. Take the first left and proceed down this road for approximately a third of a mile, turning left onto Monmouth Way. Take the first right onto Cardigan Crescent. Proceed into the cul-de-sac where number 29 will be located on the left-hand side, indicated by our For Sale board.





## 29 Cardigan Crescent

Boverton, Llantwit Major

This 3/4 bedroom detached family home has been significantly improved by the current owners and offers well-presented accommodation throughout, including recently installed UPVC double glazing.

The property features a detached single garage, open-plan front garden, and an enclosed landscaped rear garden. There is also potential to extend, subject to the relevant planning permission.

The accommodation comprises an entrance porch with fitted base units and coat hooks. The dual aspect lounge enjoys picture windows to the front and rear, a wood-burning stove on a flagstone hearth, and access to the rear garden. Off the lounge is a sitting room, currently used as a ground floor bedroom, with front-facing window and built-in storage.

The kitchen, also accessed from the lounge, overlooks the rear garden and offers a range of fitted units, an integrated dishwasher, and space for appliances.

Upstairs, bedroom one is a generous double with built-in wardrobe. Bedroom two overlooks the rear garden and includes an airing cupboard housing the gas-fired central heating boiler. Bedroom three is a single room positioned at the front of the property. The family bathroom comprises a white three-piece suite with a mains rainfall shower over the bath.

Outside, the front provides an open lawned garden, pathway to the door, and off-road parking ahead of the detached single garage. The rear garden is enclosed and landscaped with lawn and patio areas bordered by fencing and mature hedgerow.



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