

Berry Court, Boverton, Llantwit

£150,000



- Three-bedroom mid-terraced house
- Kitchen/diner and separate sitting room
- Enclosed sunny rear garden with store shed
- Popular Llantwit Major location
- Ideal first-time buy or investment property
- EPC Rating: C

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About the property

An ideal first-time purchase or investment property A three-bedroom mid-terraced house situated in a popular residential location in Llantwit Major.

The property offers well-proportioned accommodation arranged over two floors and is within walking distance of local shops, schools and amenities, with the Heritage Coastline and beach also within easy reach.

The ground floor comprises an entrance hallway, cloakroom/WC, kitchen/diner, sitting room and rear porch. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from an enclosed, sunny rear garden with a store shed and rear gate. Non-allocated parking is available nearby.

Further benefits include UPVC double glazing, UPVC doors and gas central heating via a combination boiler.



Entrance Hallway

UPVC front entrance door. Stairs rising to the first floor. Doors leading to the cloakroom/WC, kitchen/diner and sitting room. Understairs storage cupboard.

Cloakroom

UPVC window to front. Low-level WC and wash hand basin.

Kitchen /Diner

UPVC window to front. Fitted with a range of wall and base units, drawers and work surfaces over. Inset stainless steel sink with mixer tap. Freestanding electric cooker. Space for white goods and dining table and chairs. Partially tiled walls, ceramic tiled floor and radiator.

Lounge

UPVC window to rear. Door leading to the rear porch. Radiator.

Rear Porch

Door providing access to the rear garden.

Bedroom One

UPVC window to rear. Radiator. Carpets

Bedroom Two

UPVC window to front. Radiator. Carpets

Bedroom Three

UPVC window to rear. Radiator. Carpets

Family Bathroom

Opaque UPVC window to front. Panelled bath, pedestal wash hand basin and low-level WC. Ceramic wall tiling. Radiator.

External

Rear Garden

Enclosed rear garden with a sunny aspect, rear gate and store shed.

Parking

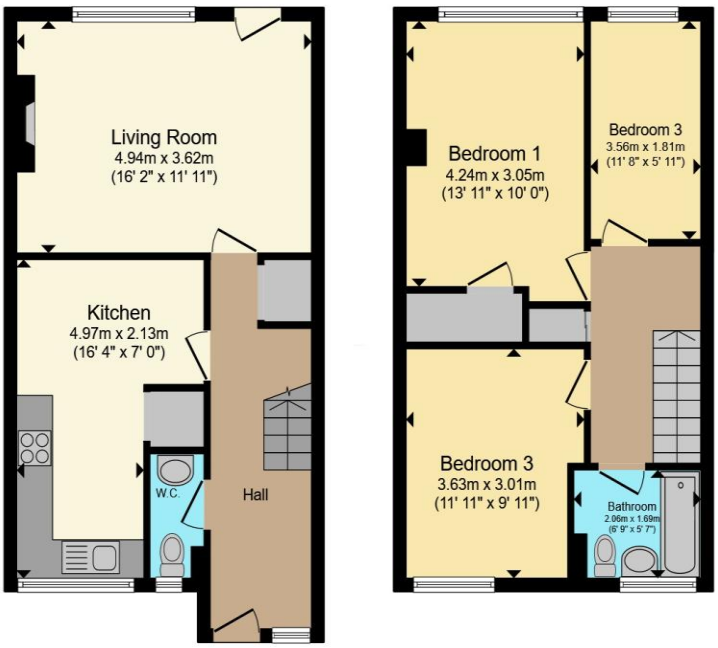
Non-allocated parking is available nearby.

Additional Information

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Ground Floor **First Floor**

Total floor area 87.2 m² (938 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

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