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herbert r thomas

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32 Cardigan
Crescent

Boverton, Llantwit Major,
The Vale Of Glamorgan,
CF61 2GP

32 Cardigan Crescent

Asking price **£340,000**

A very well proportioned, extended, detached family home, beautifully presented throughout, occupying a generous plot with front driveway and lawn and thoughtfully landscaped rear garden.

Very well-proportioned detached family home.

Beautifully presented throughout.

3 reception rooms, kitchen/breakfast room, utility, ground floor shower room/ WC, 4 bedrooms, family bathrooms.

A generous plot with sizeable front drive and landscaped rear garden.

Ideally situated a short distance from the amenities of Llantwit Major, Cowbridge.

Both public and private transport links easily accessible.





A very well proportioned, extended, detached family home, beautifully presented throughout, occupying a generous plot with front driveway and lawn and thoughtfully landscaped rear garden.

Decorative glazed front door opens to a practical PORCH area with tiled floor, fitted ceiling light and door to living room. The front LIVING ROOM has timber style flooring, electric fireplace with cut marble surround and a large window taking in garden views to the front. Beyond lies a spacious DINING ROOM with modern balustrade stairs rising to the first floor, access to beautiful garden room and KITCHEN/BREAKFAST ROOM.

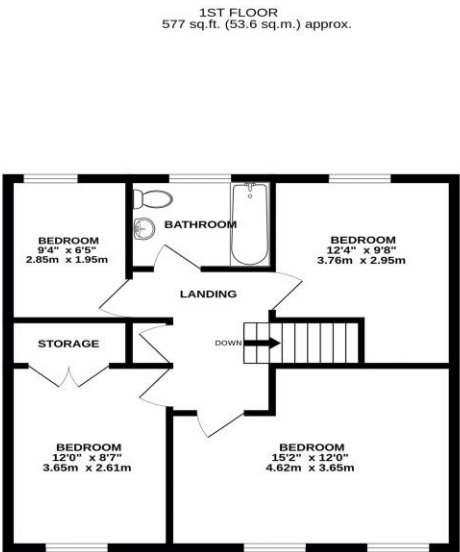
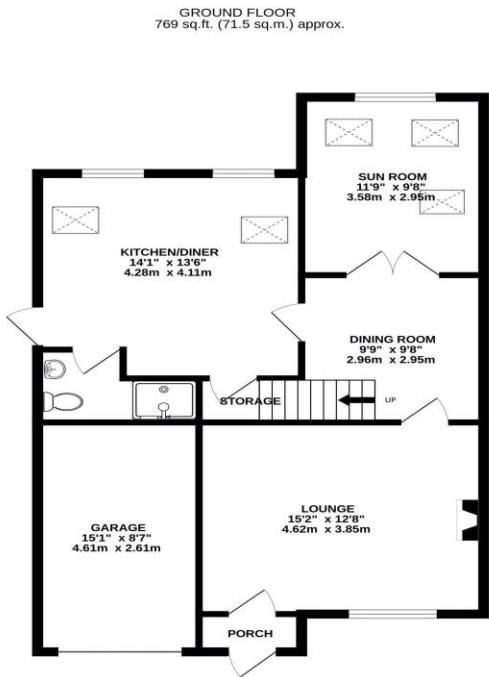
The GARDEN ROOM is accessed via French doors from the dining room and an abundance of natural light with four 'Velux' windows to the ceiling and a picture window screening the rear garden well. A modern handless KITCHEN with many wall and base mounted units wrap

around a central breakfast space with gas hob, oven/grill and dishwasher to remain. A glazed door opens to the side of the garden and two windows over look out to the rear garden. A large pantry cupboard provides more storage with open shelving. Just off lies a well appointed SHOWER ROOM with shower enclosure, WC with sink to the side, vanity cupboards under with a window to the side elevation. U

Upstairs off a carpeted landing lie four bedrooms, a family bathroom. BEDROOMS 1 AND 2 are frontward facing, generous doubles in size with fitted carpets and built in wardrobes. BEDROOM 3 lies to the rear of the house, taking in pleasant garden views with fitted carpet, ceiling light and is double in size. BEDROOM 4 is currently a dressing/hobbies room also benefitting from rear views over the garden.

A recently fitted FAMILY BATHROOM is partially tiled and comprised a low level WC with vanity cupboard and basin to the side with additional wall hung toiletry cabinets over. In addition an panelled bath with hot and cold mixer tap and towel rail over. A frosted window draws light in from the rear elevation making it a naturally light room.

To the front of the property lies a well-kept grass lawn with driveway to the side. The driveway leads to an integral single garage with power and lighting. The rear garden enjoyed an easterly orientation and have been thoughtfully landscaped. A large paved seating area to the side runs onto a gravel spot and the main grass lawn.



TOTAL FLOOR AREA : 1347 sq.ft. (125.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Directions

From our Cowbridge office travel in a westerly direction up The High Street, turning left onto Llantwit Major Road. Follow this road until reaching a 'T' junction, turn left, upon reaching a large roundabout take the first exit, straight across to the next roundabout and right and at the traffic lights, first left, then turn first left again into Monmouth Way and right into Cardigan Crescent where No. 32 lies on your right hand side after a short distance as indicated by our 'For Sale' board. WHAT3WORDS: negotiators.tune.taxi

Tenure

Freehold

Services

Mains gas, electric, water and drainage
Council Tax Band
EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by
appointment through
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