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**3 Carmarthen
Close**

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

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3 Carmarthen Close

Asking price **Guide Price**
£269,500

A well presented and modernised three double bedroom detached family with generous, landscaped, front and rear garden, private driveway located a short distance from Llantwit Major town centre, train station, schools and beach.

Early viewing is highly advised

Well presented and modernised detached family home

Accommodation comprises a large porch, living room open to kitchen/dining area, utility room, WC, three double bedrooms and family bathroom

Landscaped front garden with double private drive

Fully enclosed westerly facing rear garden with open aspect

Well located just a short distance from local shops, train station, schools and beach



A well presented and modernised three double bedroom detached family with generous, landscaped, front and rear garden, private driveway located a short distance from Llantwit Major town centre, train station, schools and beach.

Modern part glazed composite front door opens to large ENTRANCE PORCH, (12'1" x 7'1"), with wood effect composite floor, central ceiling light and large window overlooking front lawn. Door through to LIVING ROOM, (14'1" x 11'), wood effect composite floor continues, multiple recess ceiling spotlights, straight timber spindles stairs rising to first floor, large window to front elevation and wide opening through to open plan kitchen/dining area. Modern, integrated KITCHEN/DINING AREA, (19'4" x 9'), with timber composite floor, multiple recess ceiling spotlights and double glazed sliding doors (from dining area) to rear garden, modern wall and base mounted units, wood effect roll top work surface, integrated fridge freezer,

dishwasher and cooker (to remain), 1 1/2 stainless steel sink and drainer with window to rear garden above, open under stairs storage and shelving. UTILITY ROOM, (5'3" x 8'7"), composite timber floor, central ceiling light, plumb provision for white goods with shelving above, frosted glazed door to the side elevation and WC just off. WC, (3'2" x 8'2"), central ceiling light, inset wall mounted extractor fan, low-level modern WC, wash handbasin with vanity unit below and open shelving.

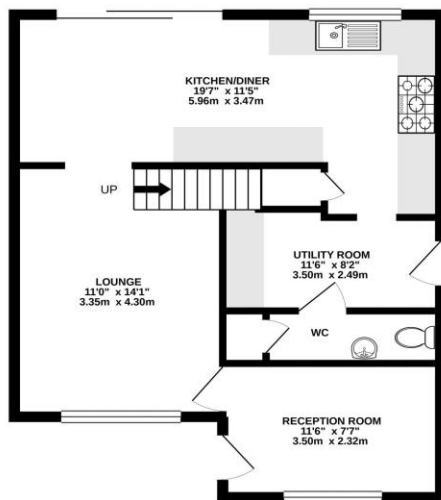
First floor LANDING, (8'7" x 8'3"), fully carpeted, fitted ceiling light and attic hatch (with pulldown ladder). BEDROOM 1, (10'9 x 12'), fully carpeted, central ceiling light and fan, built in triple slide wardrobe with mirrored doors and large window overlooking front garden. BEDROOM 2, 8 foot 6 x 10' seven, fully carpeted, pendant ceiling lights and large window overlooking back garden. BEDROOM 3, (8'3" x 8'2"),

fitted carpet, central pendant ceiling light and parts frosted window to front elevation. FAMILY BATHROOM, (5'4" x 8'2"), fully tile effect floor, three-piece suite comprising low-level WC, pedestal wash hand basin and bath with mains fed shower attachment over, integrated storage housing the 'Glowworm' combi boiler (fitted in 2020 with a 7 year warranty from installation), wall mounted chrome heated towel rail and frosted window to rear elevation.

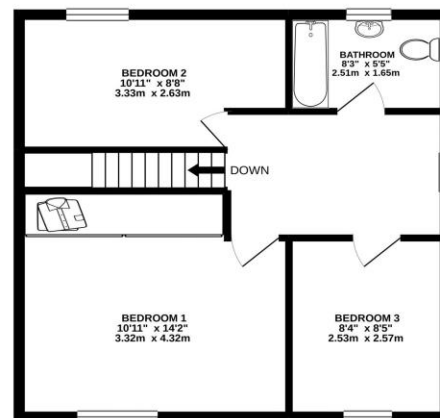
A Pretty, shrub lined frontage with central concrete double drive and well-kept lawn either side lead to the main entrance and gated side access (from both sides) to the fully enclosed rear garden.

The rear garden, westerly in orientation is made up of a paved seating area, central lawn, stocked borders, raised sleeper beds, large treated timber shed with quality block wall and fencing to boundaries.

GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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.







From our Cowbridge offices travel in a Westerly direction up the high street, turning left onto Llantwit Major Road. Follow this road until reaching the 'T' junction, turn left continuing without deviation and upon reaching the roundabout take the 1st exit, at the next roundabout continue straight on turning right at the traffic lights, then 1st left onto Eagleswell Road. Turn 1st left into Monmouth Way and 2nd right onto Carmarthen Close where No.3 is the 2nd house to your left.

Services

Viewing strictly by
appointment through
Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.