





# 1 South View, Boverton

£385,000 Freehold

DETACHED FAMILY HOME. • BARRATTS NEW BUILD. • 4 BEDROOMS. EPC B84. • UPVC. GCH. DOUBLE DRIVEWAY. • GARAGE STORE. UTILITY ROOM. • TREATMENT ROOM/5TH BEDROOM. • CLOAKROOM/WC. • SPACIOUS ACCOMMODATION.

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A GREAT OPPORTUNITY TO ACQUIRE A BARRATTS NEW BUILD DETACHED FAMILY HOME. 1 South View lies in a quiet cul de sac location on the outskirts of Llantwit Major, Vale of Glamorgan - walking distance of local shops, schools and amenities and within easy reach of the Heritage Coastline and beaches. Viewings are highly recommended to fully appreciate the flexible living space spacious accommodation and partial conversion of the garage to make way for a treatment room/5th bedroom. The property briefly comprises entrance hallway, sitting room, kitchen/diner, rear hallway, cloakroom/WC and treatment room/5th bedroom to the ground floor. To the first floor are four well proportioned bedrooms, family bathroom and en-suite to the master bedroom. Outside there is a driveway for two cars and a garage/store. Please note that management charges apply - used for the maintenance and upkeep of the development.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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**GROUND FLOOR**

**Entrance Hallway**
Front entrance door. Doors to kitchen/diner and sitting room. Stairs to first floor.

**Sitting Room**
16' 10" x 11' 0" (5.13m x 3.35m)
UPVC window to front. Radiator.

**Kitchen/Diner**
12' 0" x 18' 0" (3.66m x 5.49m)
UPVC window and French doors to rear. Door to utility room. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset gas hob with hood. Eye level oven. Stainless steel sink with mixer tap. Space for dining room table and chairs. Integrated white goods.

**Utility Room**
5' 6" x 6' 4" (1.68m x 1.93m)
UPVC window to rear. Fitted wall unit, base unit with work surface and space for white goods. Doors to treatment room and cloakroom/WC.






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**Cloakroom/WC**
5' 7" x 3' 5" (1.70m x 1.04m)
Low level WC. Corner wash hand basin. Radiator.

**Treatment Room/Bedroom 5**
9' 1" x 9' 7" (2.77m x 2.92m)
UPVC Glazed door to side.

**Landing**
17' 0" x 6' 2" (5.18m x 1.88m)
UPVC window to front. Doors to bedrooms and family bathroom. Airing cupboard.

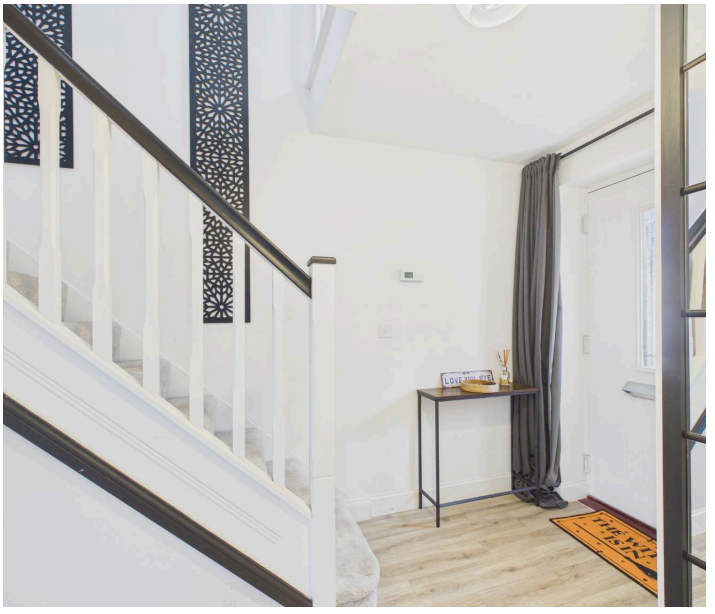
**Bedroom 1**
13' 1" x 11' 7" (3.99m x 3.53m)
UPVC windows to front. Radiator. Door to en-suite.

**En-Suite**
3' 11" x 8' 9" (1.19m x 2.67m)
Shower enclosure. Low level WC. Wash hand basin.

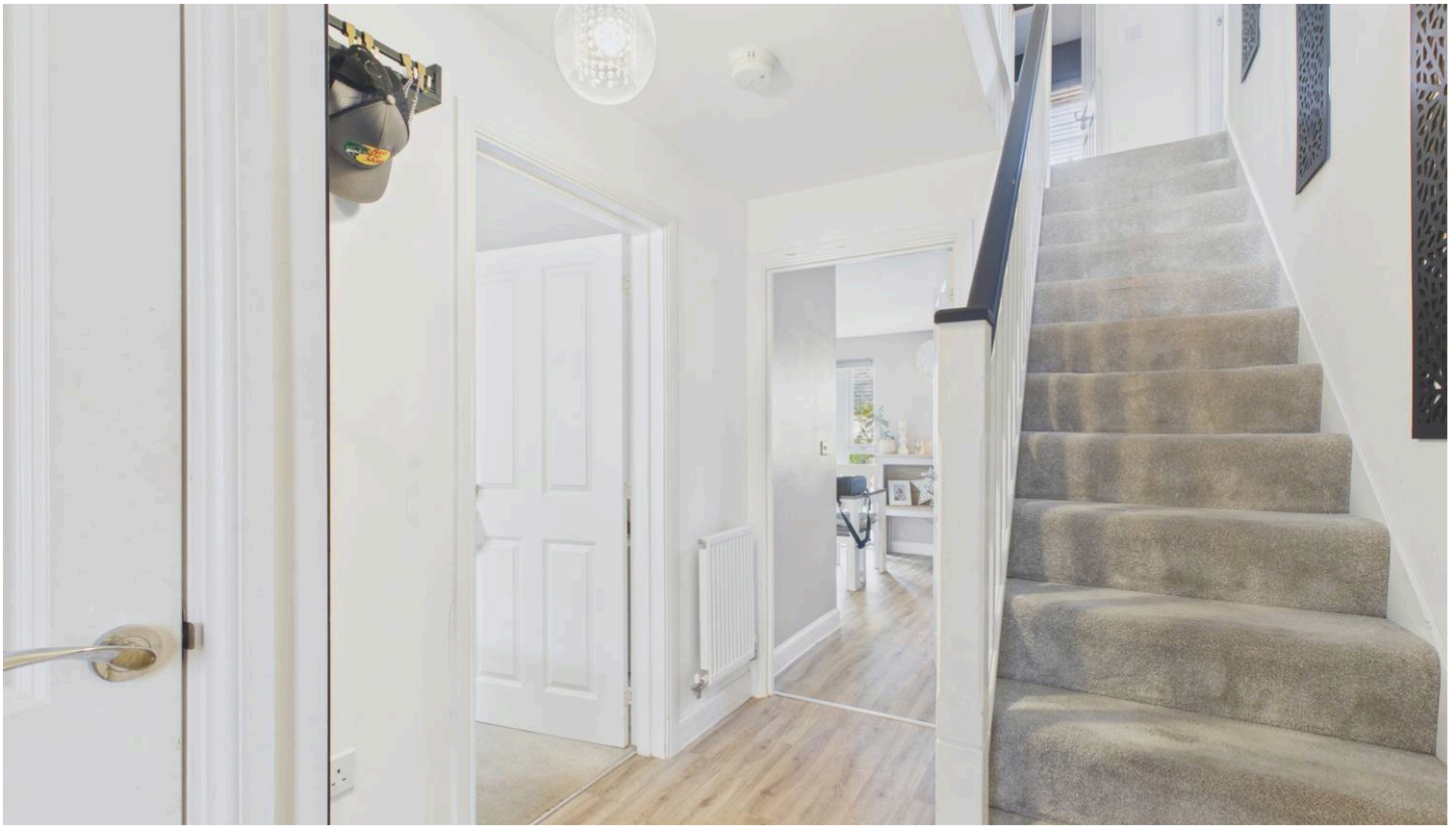
**Bedroom 2**
12' 2" x 10' 0" (3.71m x 3.05m)
UPVC window to rear. Radiator.

**Family Bathroom**
6' 3" x 6' 10" (1.91m x 2.08m)
UPVC opaque window to rear. Low level WC. Panelled bath. Wash hand basin. Radiator.



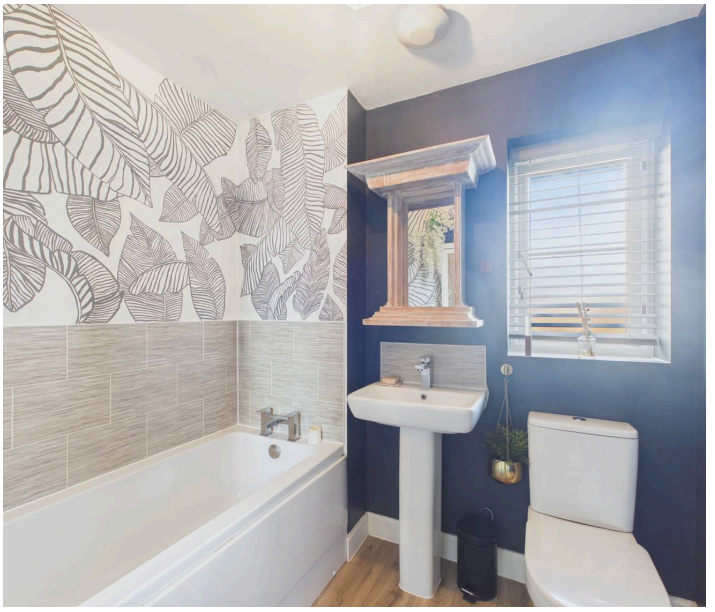


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**Bedroom 3**
12’ 0” x 11’ 4” (3.66m x 3.45m)
UPVC window to rear. Radiator.

**Bedroom 4**
11’ 4” x 10’ 3” (3.45m x 3.12m)
UPVC window to front. Radiator.





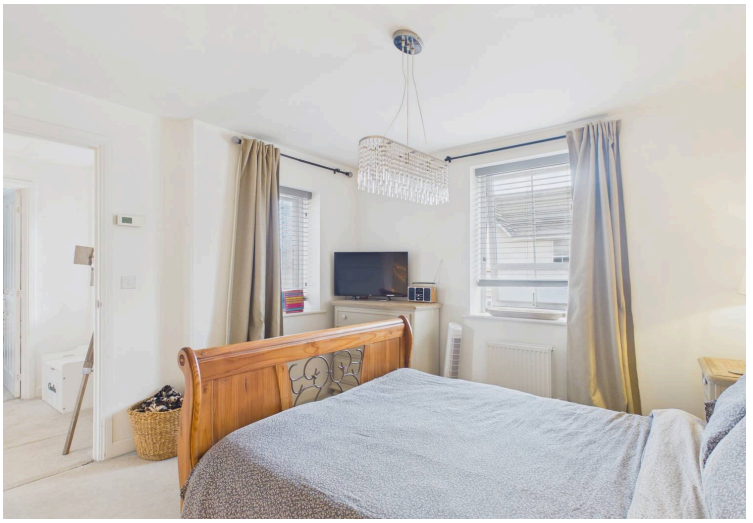
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## GARDEN

Rear Garden - enclosed private garden with paved area for seating and BBQs etc.

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Hot Wheels



