



9 Berry Court, Boverton

£175,000 Freehold

END OF TERRACE FAMILY HOME. • 3 BEDROOMS. • CLOAKROOM/WC. • NO FORWARD CHAIN. • KITCHEN/DINER. • EPC TBC.
• SUNNY REAR GARDEN. • IDEAL INVESTMENT OR FTB.





An ideal first time buy or investment house with this 3 bedroom mid terraced family home offering spacious accommodation throughout. Located in a popular location of Llantwit Major, Vale of Glamorgan, within walking distance of local shops, schools, amenities and within easy reach of the Heritage Coastline and beach. The property briefly comprises to the ground floor entrance hallway, cloakroom/WC, kitchen/diner, sitting room and rear porch area. To the first floor are 3 well proportioned bedrooms and family bathroom. Outside there is a sunny rear garden with store shed. Non allocated parking is available nearby. 9 Berry Court enjoys UPVC windows and doors and gas central heating with a combination boiler.

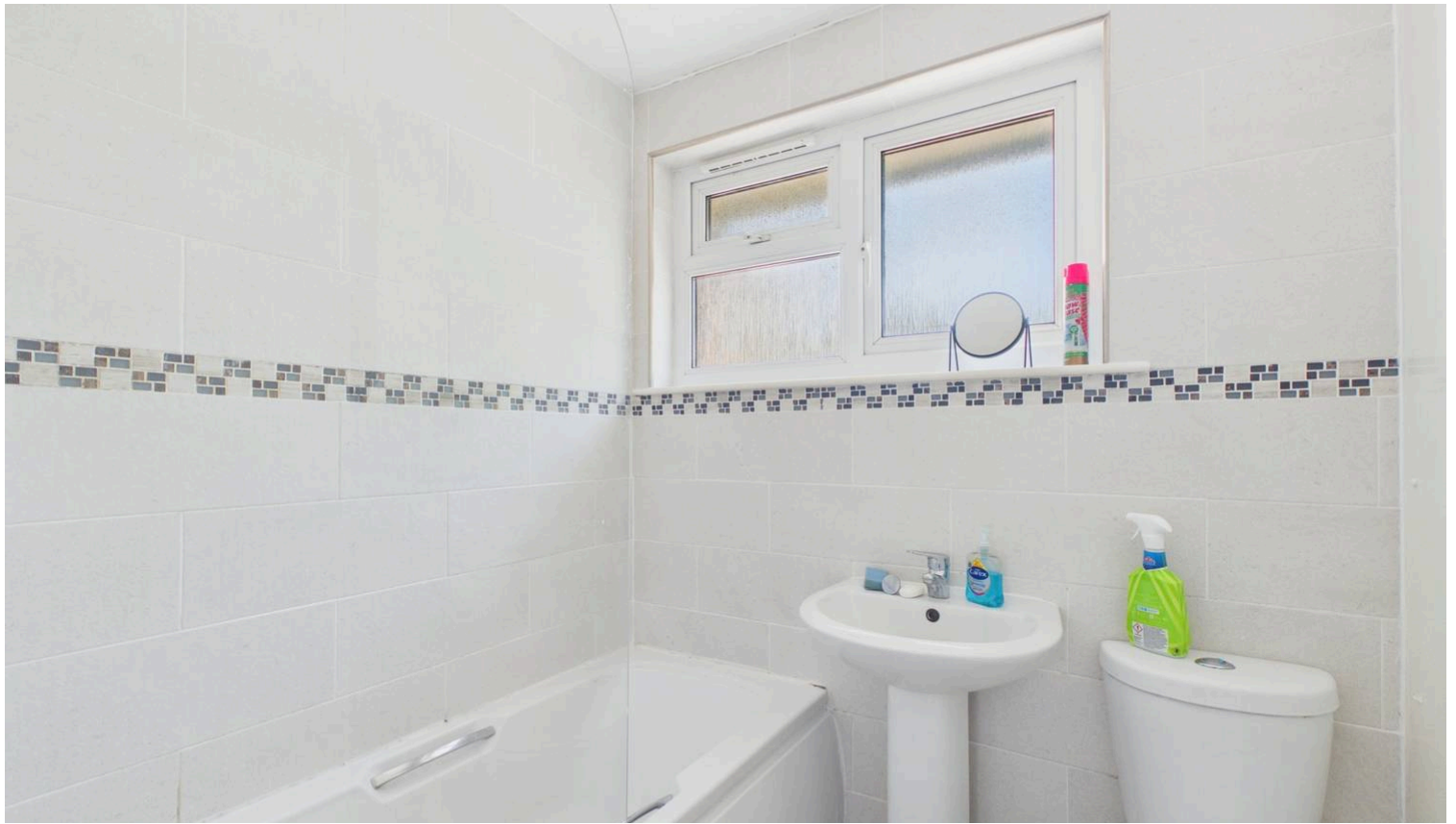
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





GROUND FLOOR

Entrance Hallway

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

Cloakroom/WC

UPVC window to front. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Space for white goods and dining room table and chairs. Free standing electric cooker. partially tiles walls . Ceramic floor tiles. Radiator.

Kitchen/Diner

UPVC window to front. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink with mixer tap. Free standing electric cooker. Space for white goods. Partially tiled walls. Ceramic floor tiles. Radiator. Space for dining room table and chairs.

Sitting Room

UPVC window to rear. Door to rear porch area. Radiator.

Rear Porch Area.





FIRST FLOOR

Bedroom 1

UPVC window to rear. Radiator.

Bedroom 2

UPVC window to front. Radiator.

Bedroom 3

UPVC window to rear. Radiator.

Family Bathroom

UPVC opaque window to front. Radiator. Low level WC.
Panelled bath. Pedestal wash hand basin. Ceramic wall tiles.





GARDEN

Rear garden - enclosed and sunny with rear gate and store shed.



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