



## Cae Brewis, Boverton, Llantwit Major

**£290,000**

- Modern Barratt Homes-built townhouse in a small, sought-after development
- Three generous double bedrooms, plus flexible ground floor study/bedroom four
- Contemporary kitchen/dining room with integrated appliances and access to landscaped garden
- Off-road parking for two vehicles and extended, low-maintenance rear garden with patio and pergola
- Being Sold With No Onward Chain
- EPC Rating: B Council Tax Band



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## About the property

Set within a contemporary development built by Barratt Homes, this three-bedroom semi-detached townhouse presents an excellent opportunity for buyers seeking a modern home with flexible living spaces. Located on the periphery of Llantwit Major, the property is thoughtfully arranged over three floors, with a practical and stylish layout that caters to today's lifestyle needs.

The ground floor features a welcoming entrance hallway with a cloakroom and under-stairs storage, leading to a spacious kitchen/dining room fitted with high-gloss white units and integrated appliances. French doors open to the beautifully landscaped rear garden, perfect for entertaining or relaxing. Also on the ground floor is a versatile study, which could serve as a fourth bedroom or playroom.

On the first floor, a comfortable lounge enjoys views to the front, while the main bedroom overlooks the rear garden and benefits from an en-suite shower room. The top floor includes two further double bedrooms and a family bathroom with a modern white suite.

Externally, the property boasts off-road parking for two cars and a well-designed rear garden featuring a patio with pergola and low-maintenance Astroturf lawn. This impressive home offers space, comfort, and modern style in a convenient location.



**Entrance Hallway**

A bright and welcoming space with vinyl wood-effect flooring, cloakroom storage, and stairs to the first floor.

**Kitchen**

10' extending to x 6' 1" ( 3.05m extending to x 1.85m )  
A wonderful entertaining space open plan to the family and dining room enjoying views over the rear garden. Wall and base units in a cream gloss finish with complimentary work surface over. Integrated washing machine, dishwasher and fridge/freezer

**Family / Dining Room**

15' 9" max x 12' 10" max ( 4.80m max x 3.91m max )  
A stylish and practical family space with French doors to the garden.

**Study /Bedroom Four**

8' 11" extending to x 9' 1" ( 2.72m extending to x 2.77m )  
A flexible room to the front of the property—ideal as a home office, single bedroom, or children's playroom.

**Cloakroom**

Convenient two-piece suite with WC and wash basin.

**First Floor Landing**

With stairs rising to the second floor and access to lounge and bedroom one.

**Lounge**

12' 10" max x 11' 10" max ( 3.91m max x 3.61m max )  
Cozy living area with front aspect window—ideal for relaxation or entertaining.

**Bedroom One**

12' 10" x 9' 11" ( 3.91m x 3.02m )  
Located at the rear with garden views and an en-suite shower room

**En-Suite**

Modern three-piece suite with double tiled shower cubicle.

**Second Floor Landing**

Provides access to bedrooms two, three, and the family bathroom.

**Bedroom Two**

12' 10" max x 11' 6" max ( 3.91m max x 3.51m max )  
Double bedroom with built-in storage and skylight to rear, offering a light and airy feel.

**Bedroom Three**

12' 10" max x 10' 10" max ( 3.91m max x 3.30m max )  
Double bedroom with dormer window to front and over-stairs storage—boasting elevated views between neighbouring properties.

**Family Bathroom**

Comprising a white three-piece suite including panelled bath with tiled splashback. Pedestal wash basin and w.c.

**External**

**Front & Parking**

Open-plan, low-maintenance front garden. Side driveway providing off-road parking for two vehicles.

**Rear Garden**

Landscaped and extended with a spacious paved patio under pergola and Astroturf lawn—perfect for outdoor living with minimal upkeep.

**Additional Information**

Please note there is a yearly management charge with this property. This charge is used for the upkeep, maintenance and management of the development - which we believe to be circa £300 per year



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## Floorplan



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.focalagent.com](http://www.focalagent.com)



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