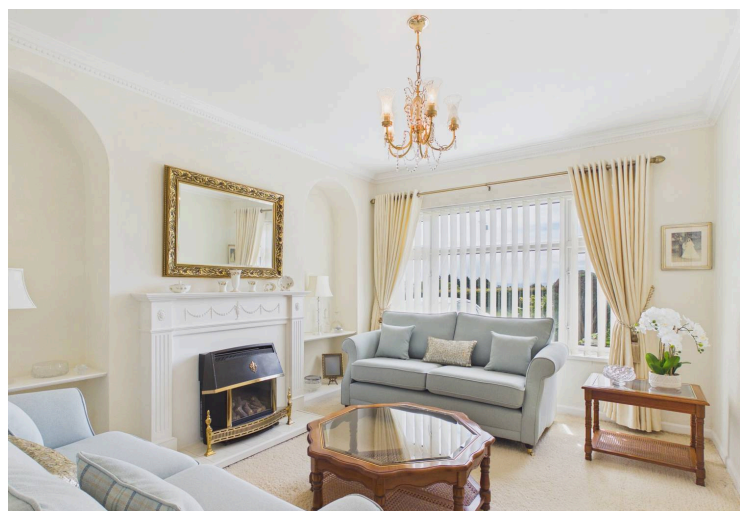




65 Boverton Road, Llantwit Major

£475,000 Freehold

DETACHED FAMILY HOME. • 3 BEDROOMS. • 2 RECEPTION ROOMS. • SUN ROOM. UPVC. GCH. • BOILER ROOM (FORMERLY A WC). • SUPERB REAR GARDEN. • DRIVEWAY. STUNNING SEA VIEWS. • NO FORWARD CHAIN. • GREAT LOCATION IN THE TOWN. • VIEWINGS RECOMMENDED. • EPC D60.



blackbear



A rare opportunity to acquire a detached family home with an impressive garden to the rear, located in a mature sought after location of the town of Llantwit Major, Vale of Glamorgan. 65 Boverton Road is in close walking distance of local shops, schools, amenities and within easy reach of the Heritage Coastline and beaches. The property briefly comprises; to the ground floor - entrance porch and hallway, sitting room, dining room with sun room, kitchen and boiler room (formerly a WC). To the first floor there are three well proportioned bedrooms with stunning views of the sea and Somerset in the distance, and family bathroom. The property also enjoys UPVC windows and doors, gas central heating (please note the boiler will require replacement following completion of the sale), cavity wall insulation and roof insulation, and no forward chain. Potential to extend to the rear subject to the usual consents. Outside there are gardens to the front and rear - the rear garden provides massive potential for either an extension and/or outbuilding. There is a gated driveway and detached garage. Viewings are highly recommended to fully appreciate the location, gardens and period character of the property.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





GROUND FLOOR

Entrance Porch

Front entrance door. Door to hallway.

Hallway

Doors to kitchen, sitting room and dining room.

Sitting Room

10' 9" x 13' 11" (3.28m x 4.24m)

UPVC window to front. Radiator. Gas fireplace.

Dining Room

11' 3" x 13' 9" (3.43m x 4.19m)

Door to sun room. Radiator.

Sun Room

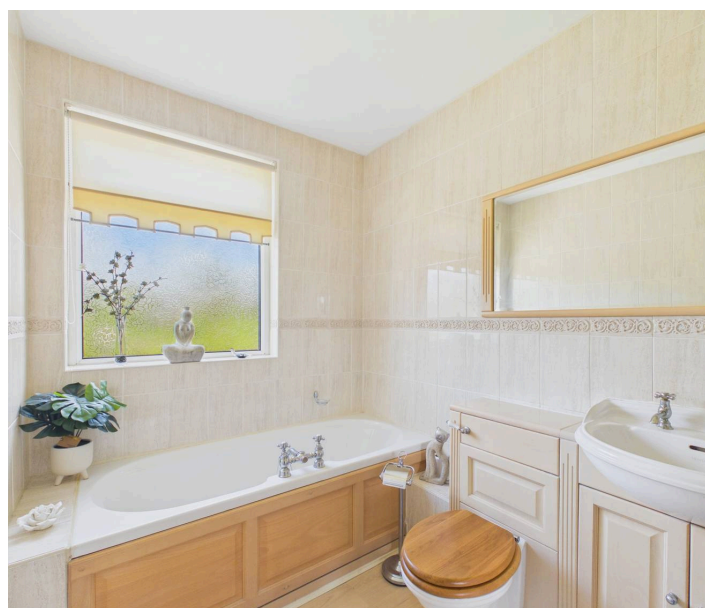
Kitchen

13' 7" x 9' 1" (4.14m x 2.77m)

Glazed UPVC door to rear. Fully fitted kitchen comprising eye level units and base units with work surfaces over. Inset stainless steel sink. Space for white goods and electric cooker.

Boiler Room

Was formerly a WC. Wall mounted gas boiler (please note that although currently working, the gas engineer has stated that this will need replacing by the new owners).





FIRST FLOOR

Landing

Doors to bedrooms and family bathroom. Airing cupboard with hot water tank. Linen cupboard.

Bedroom 1

12' 2" x 13' 11" (3.71m x 4.24m)

UPVC window to front with superb views of the sea and Somerset in the distance. Radiator. Period fireplace.

Bedroom 2

11' 2" x 11' 3" (3.40m x 3.43m)

UPVC window to front with superb views of the sea and Somerset in the distance. Radiator.

Bedroom 3

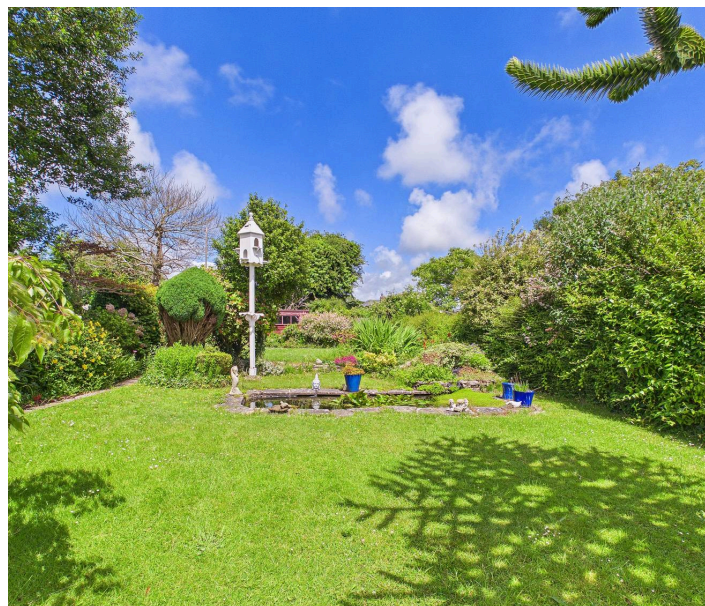
7' 2" x 11' 5" (2.18m x 3.48m)

UPVC window to rear overlooking the impressive garden. Radiator.

Family Bathroom

6' 2" x 8' 6" (1.88m x 2.59m)

UPVC opaque window to rear. Panelled bath with mixer taps. Radiator. Ceramic wash hand basin. Low level WC.





GARDEN

Front - sunny garden laid to lawn. Rear - an impressive private garden laid to lawn with a pond and mature trees and shrubs etc.



