



## 53 Church Meadow

Boverton, Llantwit Major CF61 2AT

Price £185,000

HARRIS & BIRT



An excellent opportunity to purchase this two bedroom, mid terrace property situated in the ever popular Church Meadow development in Boverton, within close proximity to Llantwit Major and all it has to offer. The accommodation briefly comprising accommodation of entrance hall, kitchen, living room and sunroom to the ground floor. Stairs leading up to two double bedrooms and family bathroom. Plenty of off road parking and a well maintained garden to rear.

Good local facilities just a short walk away in Boverton include shops, village pub and access to the heritage coastline. Boverton is just to the east of Llantwit Major which is a well regarded town with a historic centre and more extensive facilities just a mile or so from the heritage coastline. There is good access to major centres via the major coast road. Llantwit major also has a railway station on the Bridgend to Cardiff line offering useful commuter option.

## Accommodation

### Ground Floor

#### Entrance Porch 4'5 x 2'9 (1.35m x 0.84m)

The property is entered via part obscure glazed door into porch. Obscure glazed window to side. Tiled effect vinyl flooring. Pendant ceiling light. Door through to inner hall.

#### Inner Hall 4'8 x 8'7 (1.42m x 2.62m)

Tiled effect vinyl flooring. Pendant ceiling light. Radiator. Doorway to living room. Opening to kitchen.

#### Kitchen 8'0 x 7'10 (2.44m x 2.39m)

Modern shaker style kitchen with features to include: a range of wall and base units with wood effect laminate worksurfaces and tiled splashbacks. Inset single bowl sink with curved mixer tap and draining grooves. Countertop four ring gas hob with electric extractor hood over and inset electric oven below. Plumbing for undercounter washing machine. Integrated fridge/freezer behind matching decor panel. Integrated dishwasher behind matching decor door. Wall mounted cupboard housing Baxi gas boiler. Window overlooking front. Wood effect vinyl floor. Strip ceiling light.

#### Living/Dining Room 12'10 x 17'1 (3.91m x 5.21m)

Fitted carpet. Radiator. Stairs to first floor. Pendant ceiling light. Double doors opening through to sunroom.

#### Sunroom 12'10 x 8'5 (3.91m x 2.57m)

Glazed to three sides with double sliding doors opening onto rear patio. Solid roof. Tiled effect vinyl flooring.

### First Floor

#### Landing 3'0 x 8'0 (0.91m x 2.44m)

Stairs from ground floor onto first floor landing. Fitted carpet. Loft access hatch with pull down ladder. Central pendant ceiling light. Doors to first floor rooms.

#### Master Bedroom 12'9 x 9'0 (3.89m x 2.74m )

Large window overlooking rear garden. Fitted carpet. Central pendant ceiling light.

#### Bedroom Two 13'1 x 8'2 (3.99m x 2.49m)

Window overlooking front. Wood effect laminate flooring. Radiator. Central pendant ceiling light.

#### Bathroom 4'11 x 8'0 (1.50m x 2.44m)

Modern fitted suite with features to include shower cubicle with wall mounted mains connected shower, rainfall shower head and further shower head attachment. Decorative PVC wall panelling. Low level dual flush WC. Vanity unit containing inset sink with mixer tap and storage under. Fully tiled walls. Wood effect laminate flooring. Central ceiling triple spotlight. Wall mounted vertical towel warmer. Extractor fan.

### Outside

Off road driveway parking for one vehicle to the front. Pathway leading to front door. The front garden is mainly laid to lawn with pretty planted borders. The rear garden is accessed via UPVC double glazed patio doors from sunroom onto paved garden terrace, with further area laid to chippings and a shed to the rear of the garden. Garden is made private via close bordered fencing.

### Services

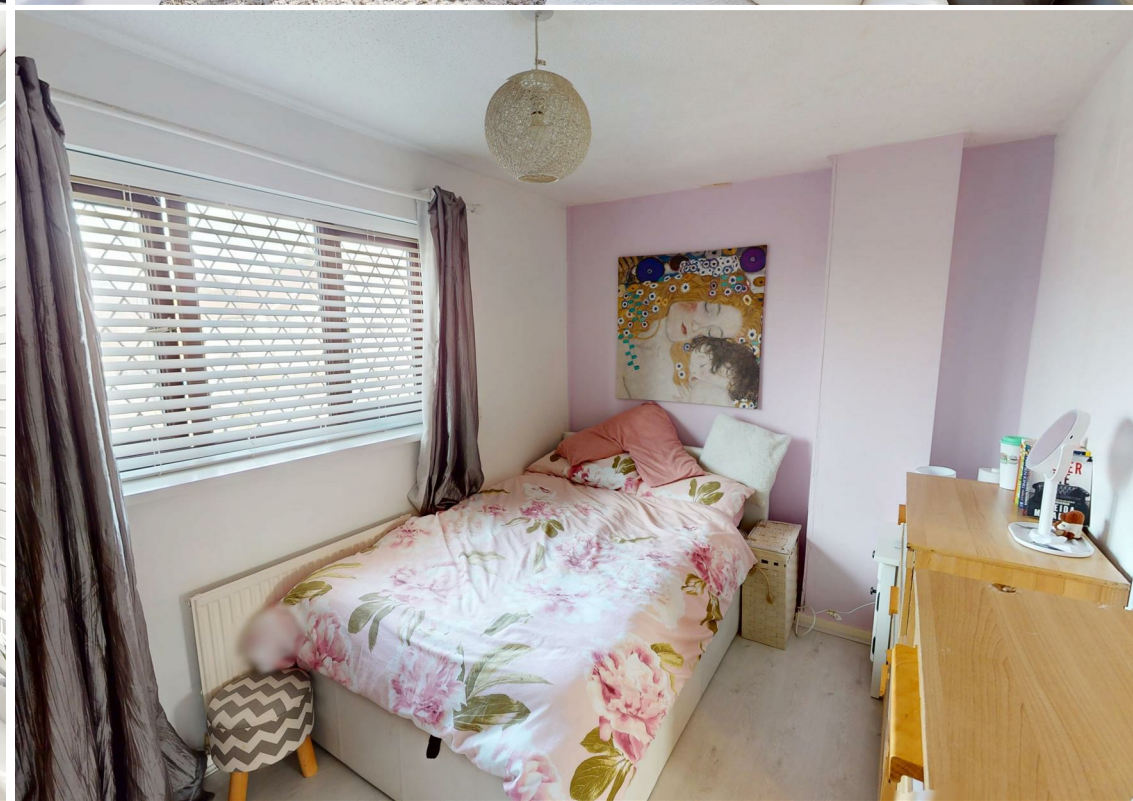
Mains gas, electricity, water and drainage. Gas central heating via boiler housed to kitchen. UPVC double glazing throughout.

### Directions

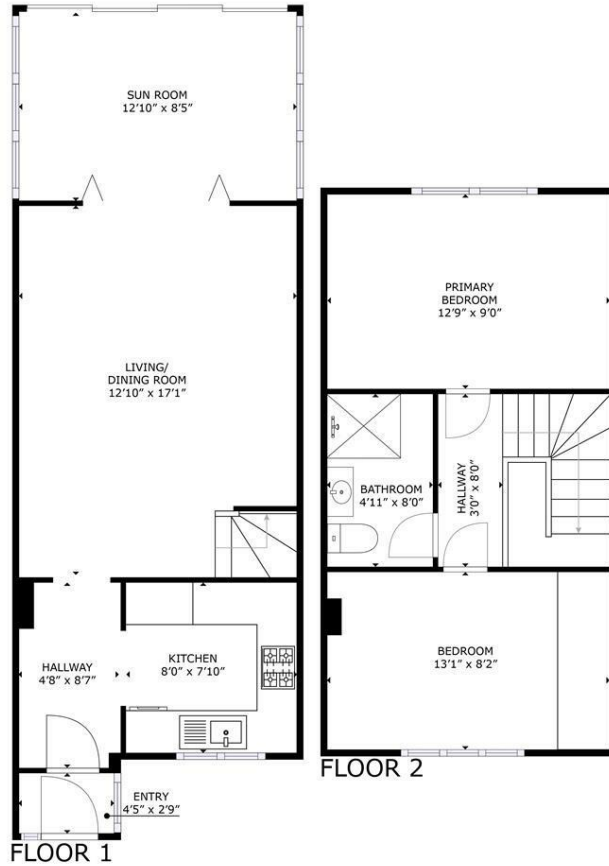
From our offices at 65 High Street, Cowbridge turn left and at the end of the road turn left up the hill onto the Llantwit Major Road and proceed to the roundabout at the beginning of the Llantwit Major bypass. Turn first left. Go across the next roundabout. Go straight through the first set of traffic lights then over the new roundabout. At the next set of traffic lights turn left onto Eglwys Brewis Rd. Take the first right onto Church Meadow. Follow the road bearing right all the way until you reach number 53 on your right hand side indicated by our Harris & Birt for sale sign.



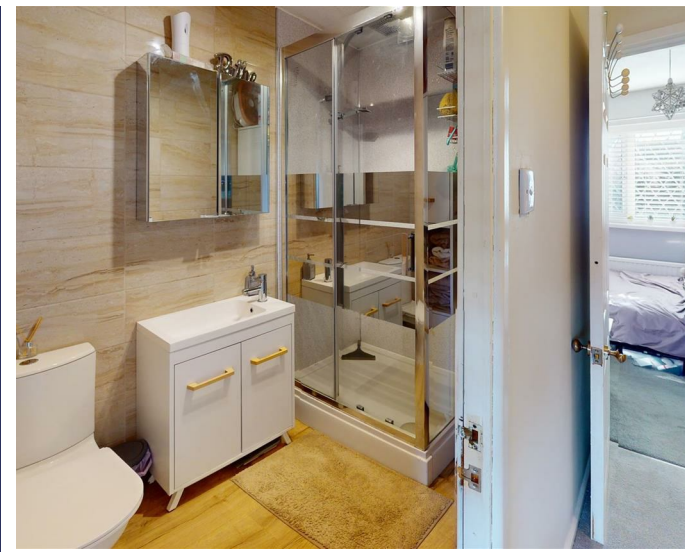








GROSS INTERNAL AREA  
 FLOOR 1: 455 sq. ft, FLOOR 2: 336 sq. ft  
 TOTAL: 791 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

