



2 Church Meadow
Boverton, Llantwit Major, CF61 2AT
Price £299,950

HARRIS & BIRT



An excellent opportunity to purchase this extended, three bedroom, detached 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 has been extended over time with a garage conversion and rear conservatory extension to create an attractive and sizeable property. Comprising accommodation of entrance hall, sitting room, sun room, dining room, living room and kitchen to the ground floor. Stairs leading up to three bedrooms, two doubles and a single with a family bathroom. Plenty of off road parking and a very 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

- Extended and Spacious Detached
- Four Reception Rooms
- Private and Mature Rear Gardens
- Elevated Position with Great View To Rear
- Three Bedrooms
- Off Road Parking
- Close Proximity to Llantwit Major
- EPC:

Accommodation

Ground Floor

Entrance Hall 4'11 x 12'6 (1.50m x 3.81m)

UPVC front door with inset double glazed vision panel to open entrance hallway. Plenty of space for shoes and cloaks. Skimmed and papered walls. Textured finished ceiling. Fitted carpet. Fitted radiator. Doorway through into;

Sitting Room 8'9 x 31'0 (2.67m x 9.45m)

Semi-open plan into sun room beyond. UPVC double glazed window to front elevation. Skimmed walls. Coved and textured ceiling. Fitted carpet. Fitted radiator. Inset log effect electric fire set into a marble effect hearth. Open plan through to;

Sun Room

An attractive space allowing plenty of natural light via a polycarbonate fixed roof structure with high level UPVC double glazed windows. UPVC double glazed picture windows overlooking the pretty rear gardens. Skimmed walls throughout. Fitted carpet. Fitted double radiator. Archway opens through into;

Dining Room 7'4 x 10'7 (2.24m x 3.23m)

Open plan to kitchen and sun room. UPVC double glazed patio doors opening out onto rear garden beyond. Fully skimmed walls. Skimmed ceiling. Fitted carpet. Fitted double radiator. Good sized under stairs storage cupboard. Archway into;

Kitchen 7'3 x 10'7 (2.21m x 3.23m)

Shaker style cream kitchen with plenty of space for storage. Features to include; Zanussi free standing cooker and hob. Gas four ring hob and under set

double oven. Circular stainless steel sink with hot and cold mixer tap. Travertine tiled splashbacks. Large Welsh dresser style glass display case. Tiled flooring. UPVC double glazed window to rear elevation. Skimmed walls with inset LED spotlighting.

Living Room 11'7 x 15'2 (3.53m x 4.62m)

An attractive principal reception room with UPVC double glazed window to front elevation. Electric log burning effect flush front fire inset to wall. Skimmed walls. Coved and skimmed ceiling. Fitted double radiator.

First Floor

Landing 6'0 x 10'4 (1.83m x 3.15m)

Accessed via straight carpeted staircase to landing. Fully papered walls. Textured finished ceiling. Fitted carpet. Access to loft via hatch. Good sized airing cupboard housing 'Ideal gas Logic' combination boiler. Communicating doors to all first floor rooms.

Master Bedroom 8'7 x 14'1 (2.62m x 4.29m)

Good sized double bedroom. UPVC double glazed window to front elevation. Skimmed walls. Textured finished ceiling. Fitted carpet. Fitted radiator.

Bedroom Two 8'7 x 11'8 (2.62m x 3.56m)

Another good sized double bedroom to front with far reaching views across countryside beyond. UPVC double glazed window to front elevation. Skimmed walls. Textured finished ceiling. Fitted carpet. Fitted radiator.

Bedroom Three 6'3 x 9'3 (1.91m x 2.82m)

Good sized single bedroom. UPVC double glazed window to front elevation. Skimmed walls. Textured finished ceiling. Fitted carpet. Fitted radiator.

Bathroom 6'3 x 5'6 (1.91m x 1.68m)

Three piece suite in white comprising wood panelled bath with integrated chrome shower and shower head attachment. Low level dual flush WC. Pedestal wash hand basin. Fully tiled walls. Contrasting tiled floor. UPVC double glazed window to rear elevation. Wall mounted chrome heated towel rail.

Outside

The property is accessed from the front separate from the road via a parcel of lawn and a concrete laid double width driveway with plenty of off road parking. Areas of pedestrian access and side access to a well landscaped and mature rear garden. Area of patio made private via close bordered fencing and a high wall boundary to one elevation. There are well stocked beds and borders full of adolescent shrubbery throughout. Enjoys a southerly elevation.

Services

Mains gas, electric, water and drainage. Gas combination boiler housed to the first floor landing.

Directions

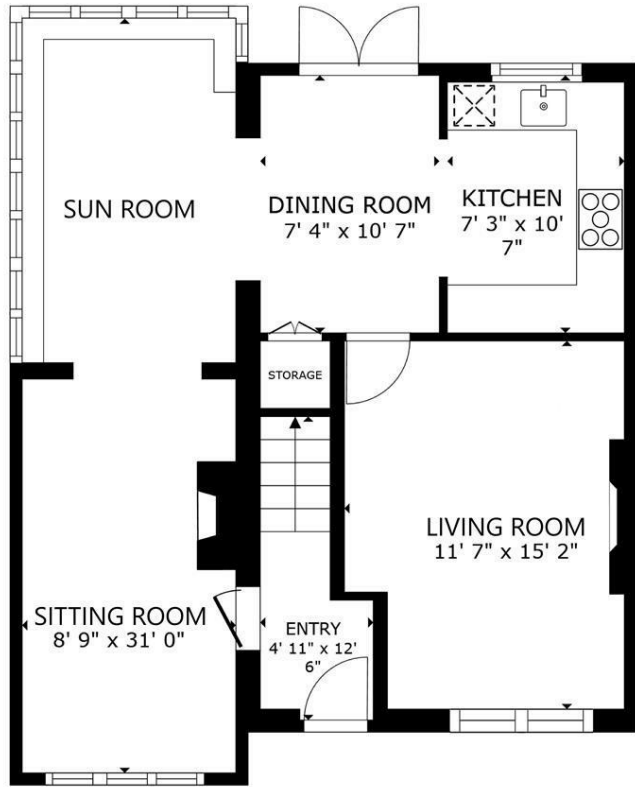
From our offices at 65 High Street, Cowbridge turn left and at the end of the road turn left up the hill onto the Llantwit Major Road and proceed to the roundabout at the beginning of the Llantwit Major bypass. Turn first left. Go across the next roundabout. Go straight through the first set of traffic 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. First left and number 2 is tucked in on the left.



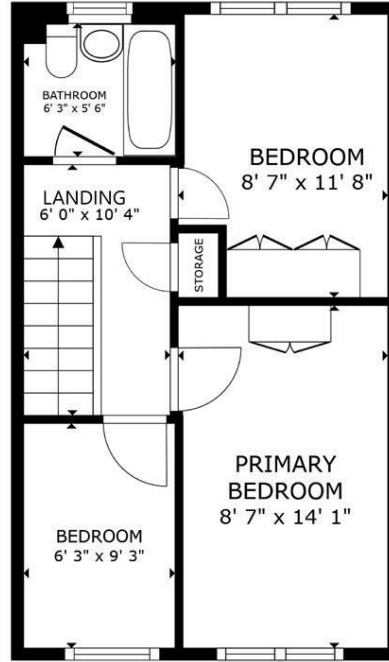








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 691 sq.ft. FLOOR 2 390 sq.ft.
 TOTAL : 1,080 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

