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4 Church Meadow
Boverton, Llantwit Major,
The Vale Of Glamorgan,
CF61 2AT

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4 Church Meadow

Guide Price £260,000

A well presented three bedroom link-detached family home, with pretty landscaped rear garden, enjoying far, reaching Westerley views.

Three bedroom linked-detached family home

Well presented accommodation throughout

Vacant possession, and no upward chain

Far, reaching rural views to rear

Off-road parking and integral single garage

Pretty landscaped rear garden

Short drive to Llantwit Major Town Centre

Viewings highly recommended





This well presented three bedroom linked detached family home, enjoys an edge of village location, enjoying far reaching westerly, rural views. The property is just a short drive to Llantwit Major town centre with its wide range of amenities and services, including primary and secondary schools and train station.

The property offers accommodation which briefly comprises: An ENTRANCE HALL (5'9"×5'5") with stairs to first floor. Built-in cloaks storage cupboard. Ceramic tile floor. The LOUNGE/DINING ROOM (16'4"×12') with window and glazed door is located at the rear of the property, enjoying views of the garden and the countryside beyond. The KITCHEN (10'3"×8'1") with window to front, with views of the cul-de-sac, has a fitted range of Base, Larder and Wall mounted units. Space and plumbing for gas cooker, washing machine and baseline fridge. Worcester gas fired combination boiler within wall

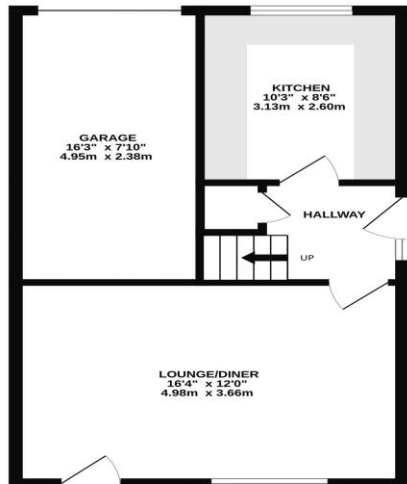
unit. The first floor landing with loft inspection point gives access to the bedroom accommodation. BEDROOM ONE (12'5"×9'9") is a generous sized double bedroom with window to rear, enjoying far reaching views across neighbouring farmland. BEDROOM TWO (8'11"×8'5") is also a double bedroom located at the front of the house with views into the Close and with a built-in wardrobe cupboard with fitted hanging and shelf space. BEDROOM THREE (9'7" × 6'5") is a single bedroom. Currently used as a home office and is located at the rear of the house and enjoying the same views as bedroom one.

The family BATHROOM (7'1" × 5'6") offers a white three-piece suite, comprising: panel bath with full splashback tiling above, plus an electric power shower fitted, low level WC and wash hand basin with storage cupboard below.

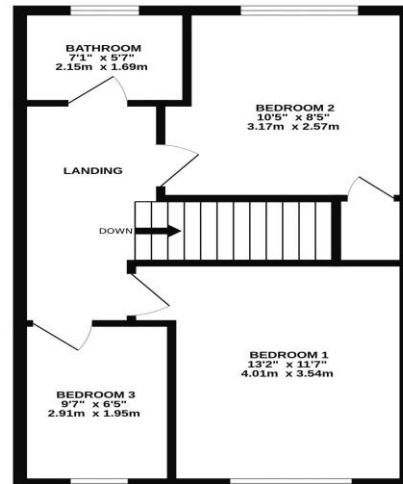
To the front is a lawned garden with shrub and flower borders plus mature tree. There is off-road parking for one vehicle ahead of the integral single garage (7'9"× 16'3"), The garage has a single up and over door from the driveway and benefits from power and lighting. There is potential to convert the garage into additional living accommodation, subject to relevant planning permission.

To the rear is an enclosed landscape garden, it offers a flagstone laid patio, which extends from the rear of the house onto a lawn. A Flagstone pathway leads to a further paved patio housing a garden shed. The garden is boarded by overlap fencing and hedgerow and has mature range of shrubs, flower and tree specimens.

GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Cowbridge travel South signposted Llantwit Major. At Nash crossroads, turn left and continue on this road to the roundabout. Turn left and proceed over two roundabouts. Pass through the first set of traffic lights, then turn left at the second set of lights, sign posted Eglwys Brewis. Take the first right hand turning into Church Meadow, then bear left, where the property will be found on the left-hand side.

Tenure

Freehold

Services

Mains electric, gas, water & drainage.
Council Tax Band D
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

