

Glan Hafon 119, Boverton Road, Llantwit Major  
£695,000





## Glan Hafron 119, Boverton Road

Llantwit Major, Llantwit Major

Superb 1905 period extended detached family home, located in a respected mature location of Llantwit Major, walking distance from local schools, shops...

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- DETACHED FAMILY HOME.
- 5 BEDS. 4 RECPS. EN-SUITE.
- CONSERVATORY. UTILITY.
- 4 OUTBUILDINGS. PARKING.
- RARELY AVAILABLE.
- EXTENDED. EPC E45.







## GROUND FLOOR

### Conservatory

Dimensions: 20' 7" x 9' 10" (6.27m x 2.99m). Marble flooring. South facing. French doors to front.

**Porch** Front entrance door. Marble flooring. Door to hallway.

**Hallway** Dimensions: 16' 8" x 6' 0" (5.08m x 1.83m). Doors reception rooms and shower room. Staircase to first floor.

### Sitting Room

Dimensions: 14' 7" x 12' 0" (4.44m x 3.65m). Sash windows. Door to conservatory. Radiator. Marble fireplace surround.

### Living Room

Dimensions: 13' 7" x 19' 9" (4.14m x 6.02m). UPVC windows. Marble fireplace surround with gas fire. Radiator.

**Dining Room** Dimensions: 13' 7" x 9' 5" (4.14m x 2.87m). UPVC window. Built in storage. Gas boiler (2016) providing the central heating and hot water. Radiator. Door to kitchen.

### Kitchen

Dimensions: 13' 11" x 10' 1" (4.24m x 3.07m). Windows. Partially tiled walls. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Electric hob and oven and grill. Built in fridge freezer. Door to utility.

### Utility

Dimensions: 16' 8" x 6' 11" (5.08m x 2.11m). Fitted base units with drawers and Sink, and eye level units. Washing machine. Built in fridge. UPVC windows and doors. Storage area leading to reception room 4.







#### **Reception Room 4/Study**

Dimensions: 10' 10" x 13' 6" (3.30m x 4.11m). Stone fireplace with electric fire. Windows to rear and side.

**Shower Room** Dimensions: 7' 10" x 9' 4" (2.39m x 2.84m). Wash hand basin. WC. Shower enclosure. Ceramic floor tiles. Radiator. UPVC window to side.

#### **FIRST FLOOR**

**Landing** Dimensions: 17' 11" x 20' 1" (5.46m x 6.12m). Doors to bedrooms and family bathroom. Radiator. Large storage cupboard.

#### **Bedroom 1**

Dimensions: 16' 0" x 13' 6" (4.87m x 4.11m). UPVC window to front. Built in wardrobes. Radiator. Sliding door to en-suite.

#### **En-Suite**

Dimensions: 6' 0" x 6' 1" (1.83m x 1.85m). Wash hand basin. Panelled bath with mixer tap and shower over. Low level WC.

#### **Bedroom 2**

Dimensions: 15' 4" x 12' 1" (4.67m x 3.68m). UPVC window to front. Radiator.

#### **Bedroom 3**

Dimensions: 13' 2" x 10' 11" (4.01m x 3.32m). Sash window to rear. Window to side. Built in wardrobes. Radiator.

#### **Bedroom 4**

Dimensions: 13' 5" x 9' 10" (4.09m x 2.99m). Sash window. Built in wardrobes. Radiator.

#### **Bedroom 5**

Dimensions: 10' 3" x 9' 7" (3.12m x 2.92m). Sash window to rear. Radiator.

#### **Family Bathroom**

Dimensions: 6' 8" x 6' 1" (2.03m x 1.85m). Sash window to rear. Wash hand basin with mixer tap. WC. Panelled bath with mixer tap and shower over. Radiator.







## OUTSIDE

### Front Garden

Enclosed, level, and laid mainly to lawn. Mature shrubs. Path and steps to front entrance. South facing.

### Driveway

An impressive driveway leading to the rear parking area.

### Parking Area

Providing ample off road parking.

### Rear Garden

WC. Low maintenance garden with stone paving and block paviour. Enclosed. Mature borders. Trees.

### Outbuilding 1

Dimensions: 11' 11" x 15' 0" (3.63m x 4.57m).

### Outbuilding 2

Dimensions: 15' 1" x 9' 1" (4.59m x 2.77m).

### Outbuilding 3

Dimensions: 14' 10" x 9' 6" (4.52m x 2.89m).

### Outbuilding 4

Dimensions: 14' 10" x 8' 2" (4.52m x 2.49m).



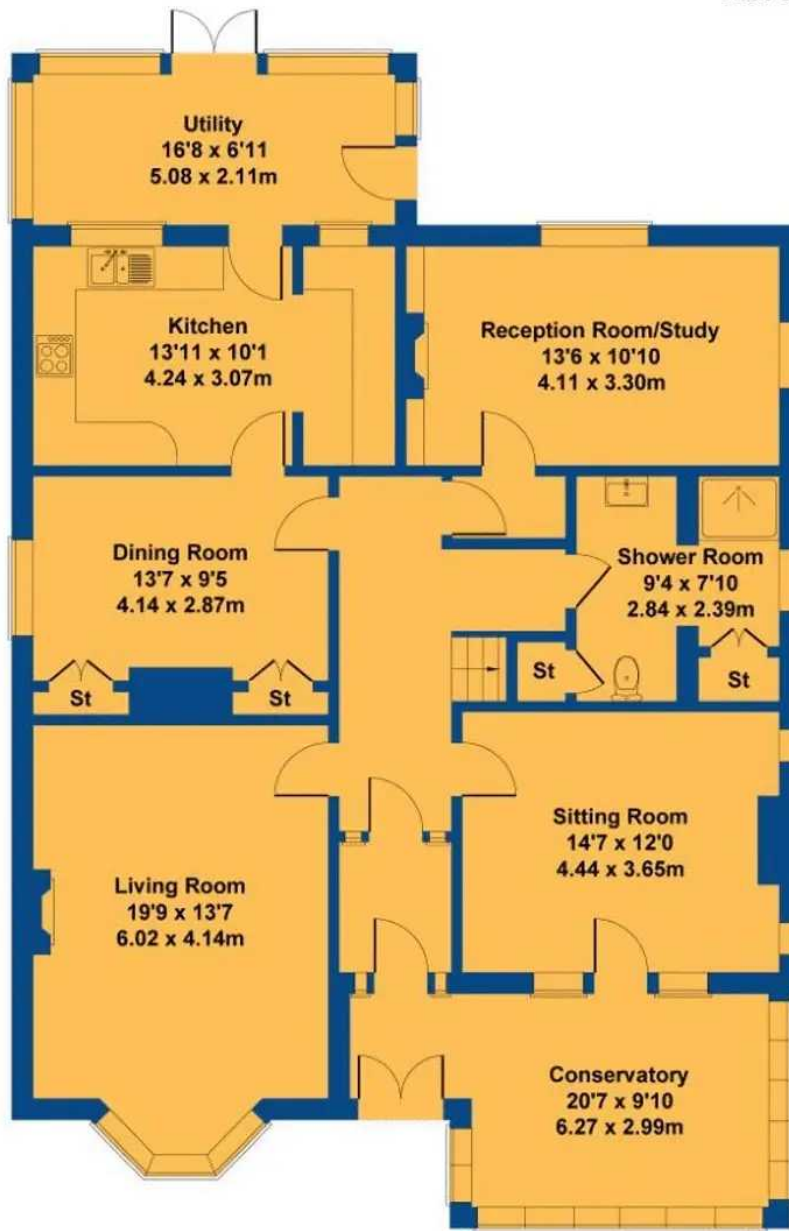






# 119 Boverton Road

Approximate Gross Internal Area  
2680 sq ft - 249 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
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