





5 Boverton Road

Boverton, Llantwit Major

In a popular mature location of Llantwit Major, Vale of Glamorgan stands this very well presented semi detached property with impressive rear garden and driveway. The property briefly comprises entrance hallway, sitting room, kitchen/diner, cloakroom/WC and study/utility to the ground floor. To the first floor are three bedrooms and a family bathroom. Outside is an impressive driveway for 6 cars, and a superb well maintained garden to the rear. The property has been fully rennovated throughout in recent years and enjoys gas central heating with a combination boiler, new water supply, and UPVC doors and windows with shutters. 5 Boverton Road is walking distance to shops, amenities and schools, and within easy reach of the Heritage Coastline and beach. Viewings are highly recommended to fully appreciate the living space and presentation. Please note the property has planning permission notice granted in July 2023 for a porch extension, double extension to the side and a single extension to the rear. Please see agent for sketch layout options and design drafts.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

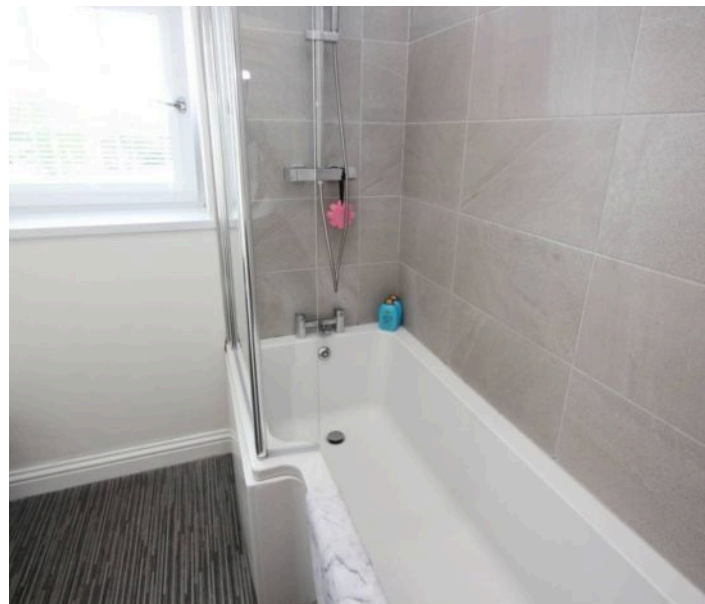
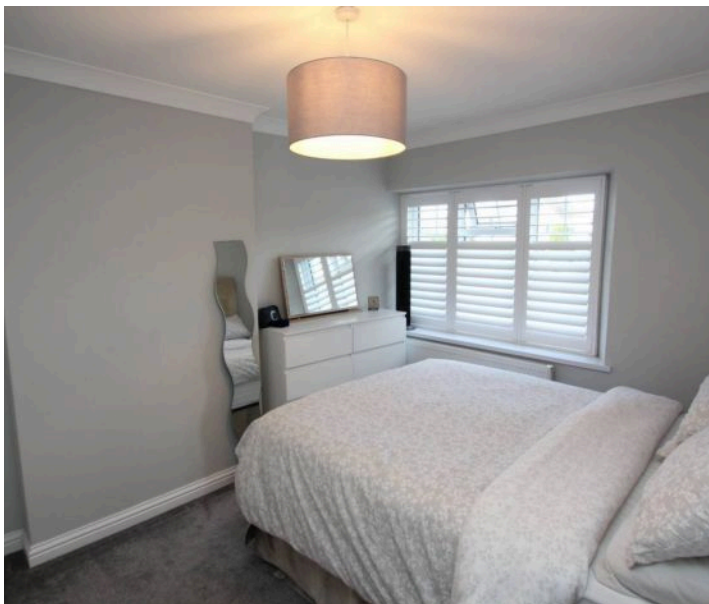




5 Boverton Road

Boverton, Llantwit Major

- SEMI DETACHED FAMILY HOME.
- GCH COMBI. UPVC.
- 68' REAR GARDEN.
- STUDY. CLOAKROOM/WC.
- RENOVATED THROUGHOUT.
- DRIVEWAY FOR 6 CARS.
- VIEWING HIGHLY RECOMMENDED.
- EPC: D65. 3 BEDROOMS.





GROUND FLOOR

Entrance Hallway

Glazed entrance door. Radiator. Staircase to the first floor. Door to sitting room.

Sitting Room

14' 3" x 12' 9" (4.34m x 3.89m)

UPVC window to front with shutters. Door to kitchen/diner. Fireplace. Radiator.

Kitchen/Diner

25' 3" x 9' 0" (7.70m x 2.74m)

UPVC windows to rear with shutters. UPVC door to rear porch. Door to cloakroom/WC. Radiator. Space for dining room table and chairs. UPVC window and shutter to side. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset one and a half bowl stainless steel sink with mixer tap. Eye level oven, grill and microwave. Down lighting. Integrated dishwasher and fridge. Five burner gas hob with hood. Wall mounted Glow worm combination boiler providing the central heating and hot water.

Cloakroom/WC

3' 6" x 4' 9" (1.07m x 1.45m)

UPVC window to side and rear. Radiator. Low level WC. Wash hand basin with mixer tap. Radiator.

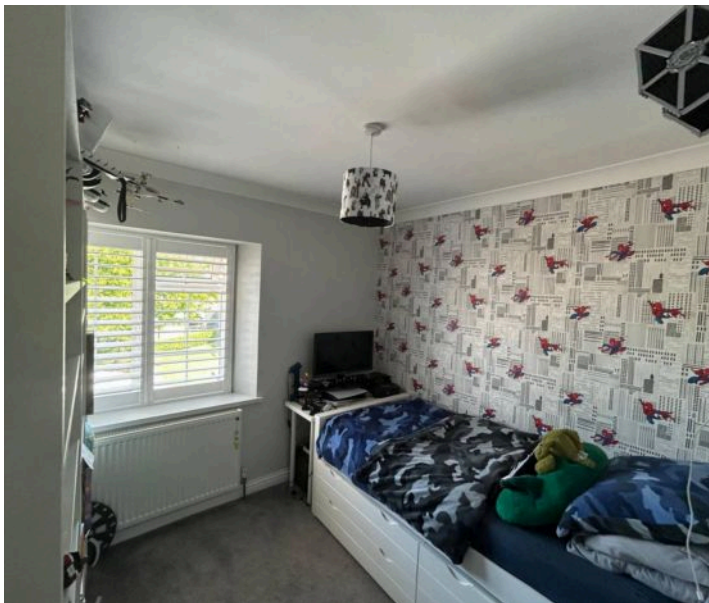
Rear Porch

UPVC windows and doors to rear garden and the side of the property giving access to the front.

Study/Utility Room

8' 1" x 7' 0" (2.46m x 2.13m)

UPVC window to side. Radiator. Space for white goods.





FIRST FLOOR

Landing

UPVC window to side with shutters. Doors to bedrooms and bathroom. Loft access.

Bedroom 1

12' 3" x 9' 3" (3.73m x 2.82m)

UPVC window with shutters to rear. Radiator.

Bedroom 2

10' 4" x 9' 8" (3.15m x 2.95m)

UPVC window to front with shutters. Radiator.

Bedroom 3

9' 0" x 8' 6" (2.74m x 2.59m)

UPVC window to rear with shutters. Radiator.

Family Bathroom

9' 7" x 7' 5" (2.92m x 2.26m)

UPVC opaque window to front. Panelled bath with mixer shower over. Wash hand basin with mixer tap. Low level WC. Down lighting. Radiator. Partially tiled walls.





GARDEN

Rear garden - an impressive enclosed garden laid mainly to lawn. mature trees. Access to rear. low maintenance area for table and chairs etc. Shed. Potential for access to rear, similar to neighbouring property.

DRIVEWAY

6 Parking Spaces

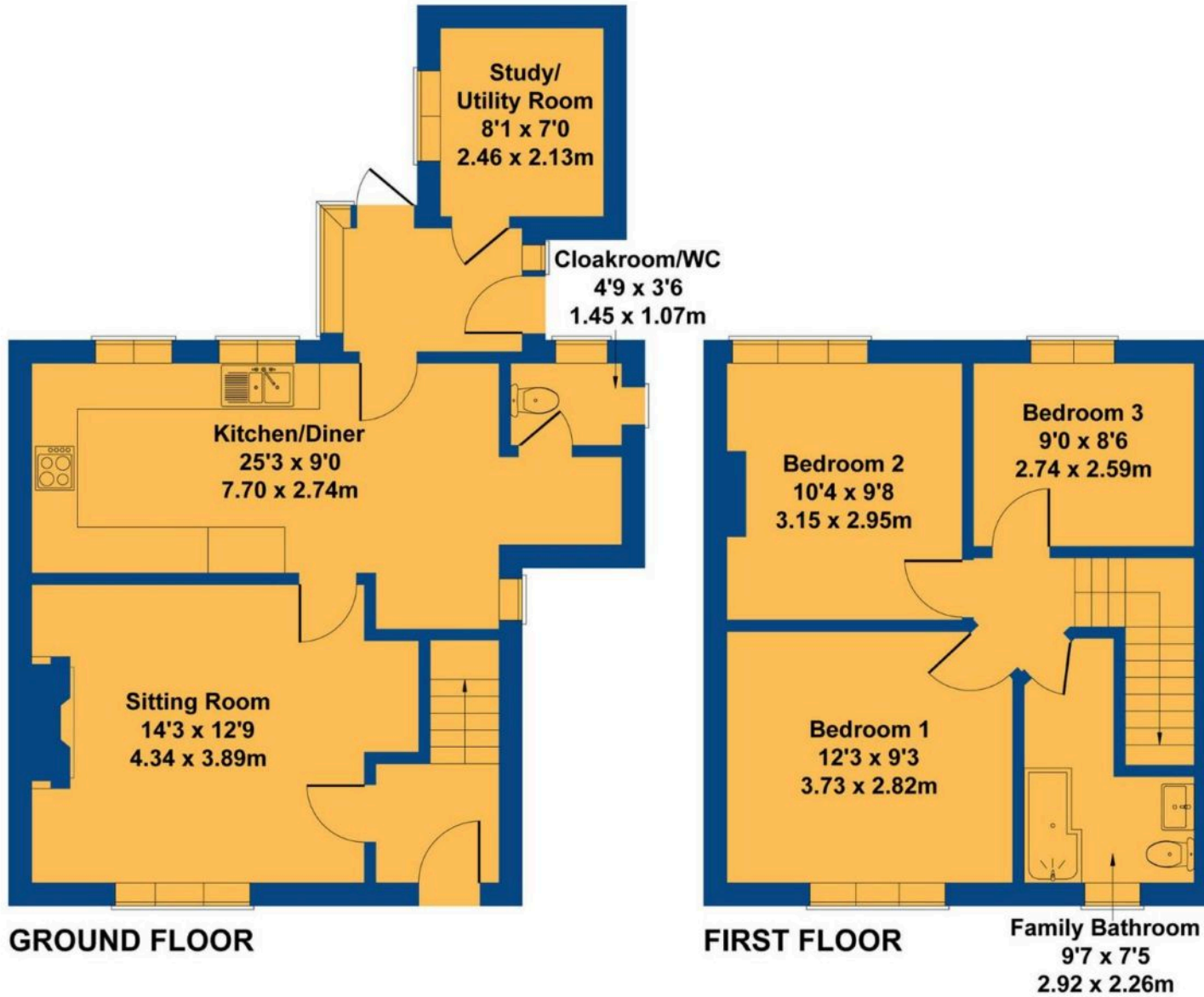
An impressive driveway tot he front for 6 cars.





5 Boverton Road

Approximate Gross Internal Area
1033 sq ft - 96 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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