





12 Carmarthen Close

Boverton, Llantwit Major

NO FORWARD CHAIN. This well presented end of terraced home with garage and parking space, lies in a mature popular location of Llantwit Major, walking distance of local shops, schools, amenities and within easy reach of the Heritage Coastline and beaches. 12 Carmarthen Close briefly comprises entrance porch, sitting room, kitchen diner, three bedrooms and a bathroom. Outside there are gardens to the front rear and side, with a garage and parking space nearby. The property enjoys UPVC windows and doors and gas central heating. An ideal first time buy. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- END OF TERRACED HOME.
- 3 BEDROOMS.
- KITCHEN/DINER.
- EPC: C69. GARAGE. PARKING SPACE.
- UPVC. GCH.
- IDEAL FIRST TIME BUY.



GROUND FLOOR

Entrance Hallway

UPVC front entrance door. UPVC window to front. Door to sitting room.

Sitting Room

15' 0" x 14' 2" (4.57m x 4.32m)

Wood flooring. Stairs to first floor. UPVC window to front. Opening to kitchen/diner. Radiator.

Kitchen/Diner

9' 11" x 15' 3" (3.02m x 4.65m)

UPVC sliding patio doors to rear. Ceramic floor tiles. Space for white goods. Electric hob with oven and hood. Slim line dishwasher. Stainless steel sink with mixer tap. Built in fridge/freezer. Fully fitted kitchen comprising eye level units base units with drawers and solid marble work surfaces over. UPVC window to rear. Radiator. Wall mounted gas boiler providing the central heating.

FIRST FLOOR

Landing

Loft access. Doors to bedrooms and bathroom.

Bedroom 1

8' 6" x 12' 7" (2.59m x 3.84m)

UPVC window to front. Radiator.

Bedroom 2

8' 5" x 11' 5" (2.57m x 3.48m)

UPVC window to rear. Radiator.

Bedroom 3

8' 5" x 6' 0" (2.57m x 1.83m)

UPVC window to front. Radiator.

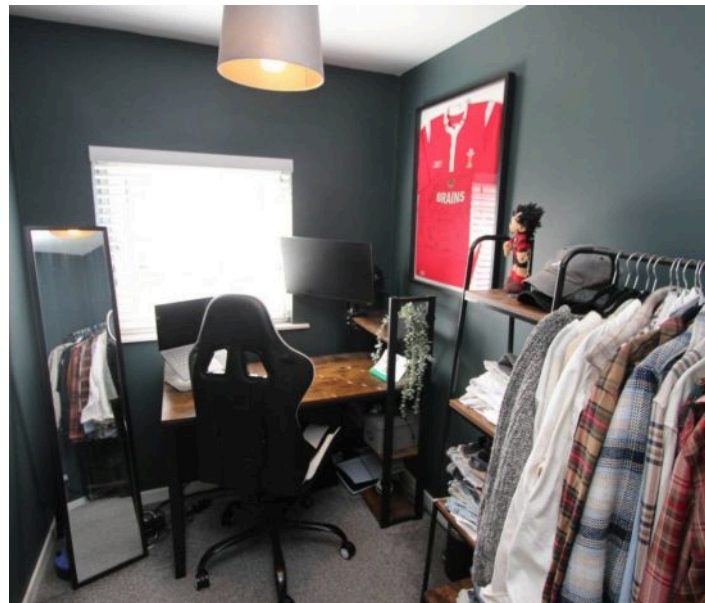




Family Bathroom

6' 6" x 6' 2" (1.98m x 1.88m)

UPVC opaque window to rear. Low level WC. Panelled bath with electric shower over. Airing cupboard with hot water tank. Wash hand basin with mixer tap. Vertical radiator.





GARDEN

Front garden - an enclosed garden. Rear Garden - a low maintenance garden with Indian sandstone paving and artificial grass. Enclosed, with gate to rear - leading to the nearby garage. Side garden area - Indian paving, with gate to front.

GARAGE

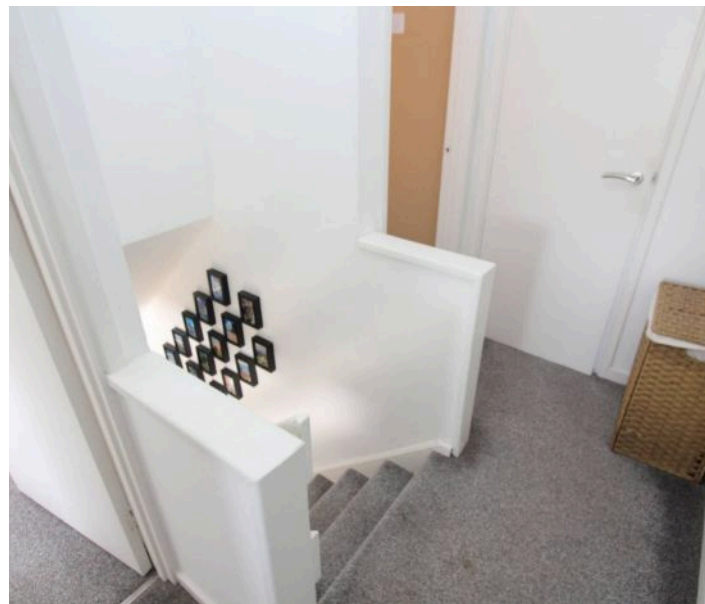
Single Garage

Garage is nearby to the rear of the property, the first one on the left as you approach the garages from the back gate of the rear garden.

ALLOCATED PARKING

1 Parking Space

Parking space number 12 on Carmarthen Close a short walk to the right of the front of the house as you look at it from the road.

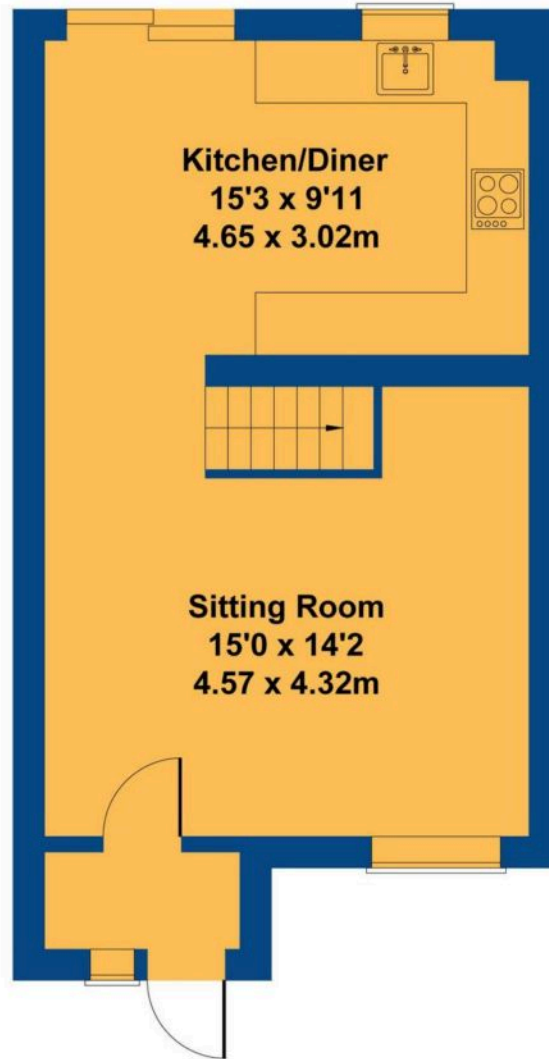




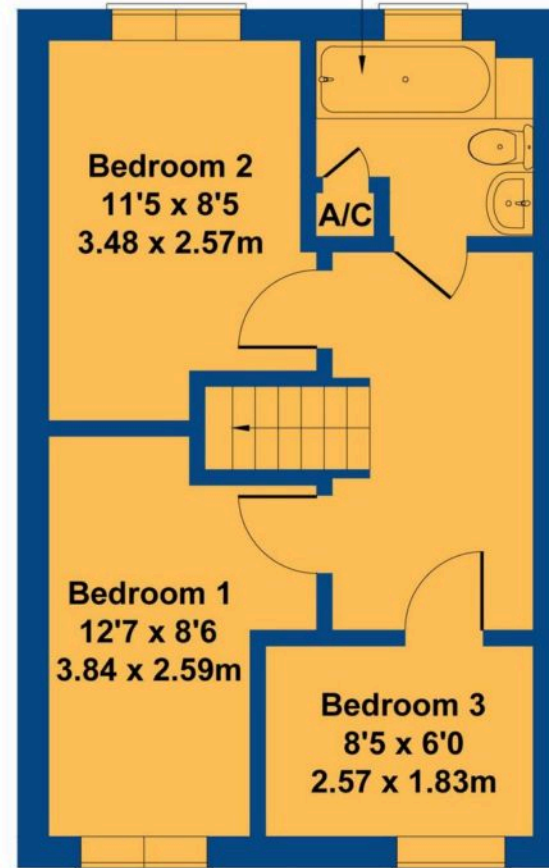
12 Carmarthen Close

Approximate Gross Internal Area
786 sq ft - 73 sq m

Family Bathroom
6'6 x 6'2
1.98 x 1.88m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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