







## 11 Boverton Brook

Boverton, Llantwit Major

In a quiet cul de sac position lies this very well presented and extended detached family home with outdoor office/games room. 11 Boverton Brook is located in a sought after location of Llantwit Major, within walking distance of local shops, schools, amenities and the Heritage Coastline and beaches. Briefly the property comprises to the ground floor; entrance hallway, cloakroom/WC, utility room, and stunning open plan kitchen breakfast, sitting room and dining room. To the first floor are three bedrooms and shower room. There is potential for a two story extension to the side, subject to the usual consents. The current owners have made a number of excellent improvements both internally and externally to the property.

- DETACHED FAMILY HOME.
- 3 BEDROOMS.
- CLOAKROOM/WC.
- GARAGE. DRIVEWAY.
- OPEN PLAN LIVING.
- SHOW HOME STANDARD.
- UPVC. GCH COMBI.
- EXTENDED. UTILITY ROOM.
- QUIET CUL DE SAC.
- EPC: TBC.





## **GROUND FLOOR**

### **Entrance Hallway**

UPVC opaque front entrance door. Wood effect flooring. Oak staircase (circa 2023) to first floor. Glazed oak doors to kitchen/sitting/diner and utility room. oak door to cloakroom/WC.

### **Cloakroom/WC**

2' 3" x 5' 9" (0.69m x 1.75m) A circa 2020 suite comprising radiator, low level WC, UPVC opaque glazed window to front. Corner wash hand basin with mixer tap and storage unit, and down lighting.

### **Utility Room**

8' 9" x 5' 6" (2.67m x 1.68m) Radiator. Ceramic wash hand basin with mixer tap. Space for white goods. Wall mounted Vaillant combination boiler. UPVC opaque door to rear. ceramic floor tiles. Door to garage.

### **Kitchen Breakfast**

19' 6" x 9' 2" (5.94m x 2.79m)

UPVC window to rear. Wood effect flooring. Fully fitted circa 2020 kitchen comprising eye level units base units with drawers and solid granite composite worktops over. Breakfast bar/island. Bosch integrated appliances including; microwave, induction hob, fan assisted oven and grill, fridge, and dishwasher. Vertical radiator. Down lighting. One and half bowl sink and mixer tap. Under cupboard lighting. Opening plan to the sitting room and dining room extension.

**Sitting Room** 13' 1" x 11' 6" (3.99m x 3.51m)

UPVC window to front. Wood effect flooring. Radiator.

### **Dining Room Extension**

10' 2" x 12' 6" (3.10m x 3.81m)

Under floor heating (electric). Radiator. UPVC tilt and turn windows to rear. Down lighting. Wood effect flooring. UPVC French doors to rear. Veluxes.







## FIRST FLOOR

### Landing

UPVC window to side. Loft access. Doors to bedrooms and shower room.

### Shower Room

8' 0" x 6' 2" (2.44m x 1.88m)

UPVC window to rear. Ceramic wash hand basin with mixer tap. low level WC. Wood effect flooring. Shower enclosure with mixer shower. Down lighting. Mirror with lighting. Vertical radiator.

### Bedroom 1

9' 8" x 11' 3" (2.95m x 3.43m)

UPVC window to front. Radiator. Built in wardrobes. Wood effect flooring.

### Bedroom 2

10' 8" x 9' 4" (3.25m x 2.84m)

UPVC window to front. Radiator. Wood effect flooring. Wardrobes.

### Bedroom 3

8' 8" x 10' 0" (2.64m x 3.05m)

UPVC window to front. Radiator. Wood effect flooring. Overstairs cupboard.

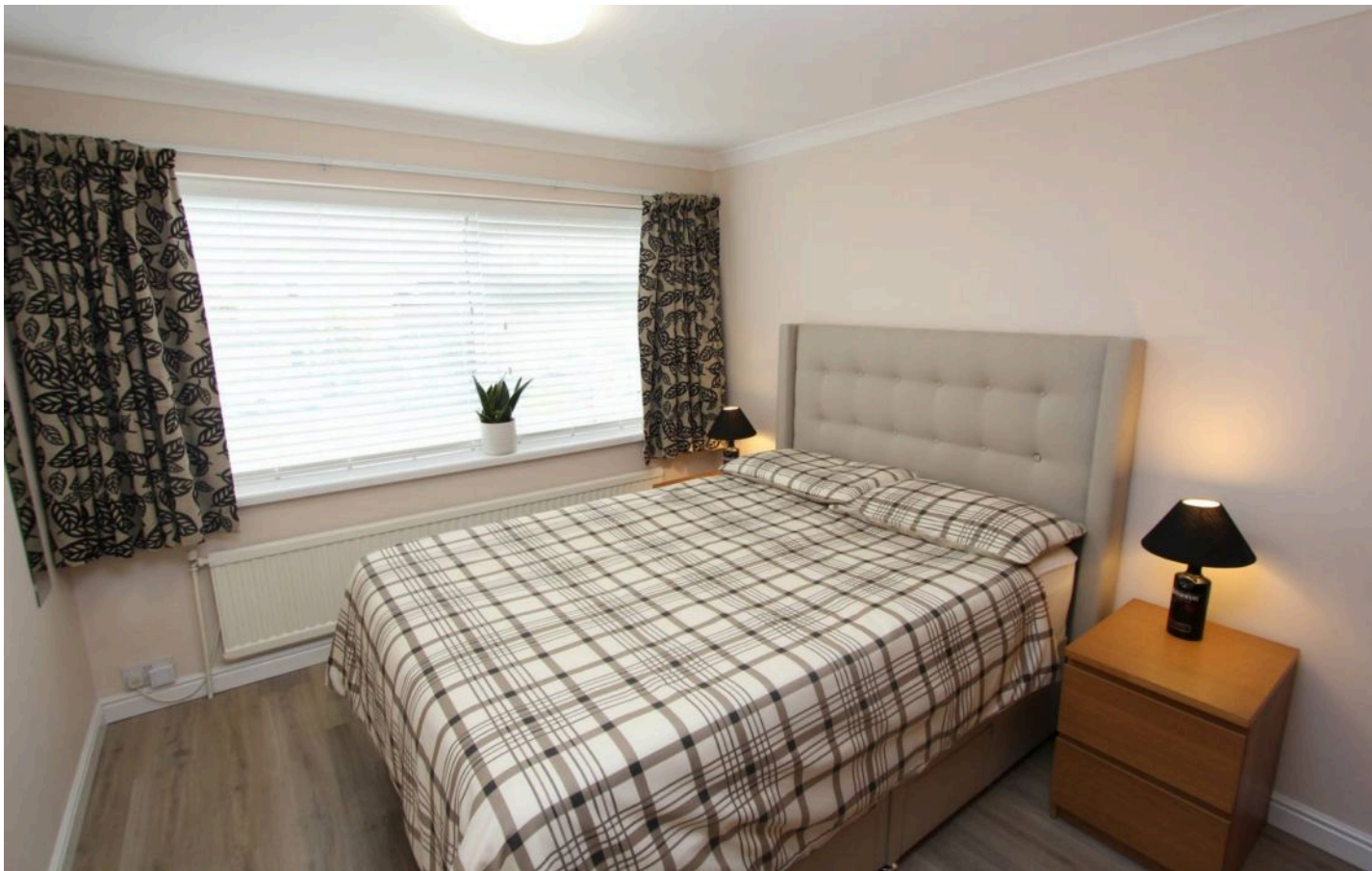
### GARDEN OFFICE/FAMILY ROOM

9' 5" x 15' 4" (2.87m x 4.67m)

UPVC window and French doors. Power and lighting. Outside lighting. Electric radiator. Offering flexible use either as an office or family games room etc.







## **GARDEN**

Front - open plan garden laid to lawn. Gate to side.  
Rear Garden - paved area for table and chairs, laid to lawn. Private sunny southerly garden. Water tap. Shed. Outdoor lighting. Garden office/Family Room.

## **GARAGE**

Single Garage

Up and over door. Power and lighting. 8'x17'.

## **DRIVEWAY**

2 Parking Spaces

parking for two cars.



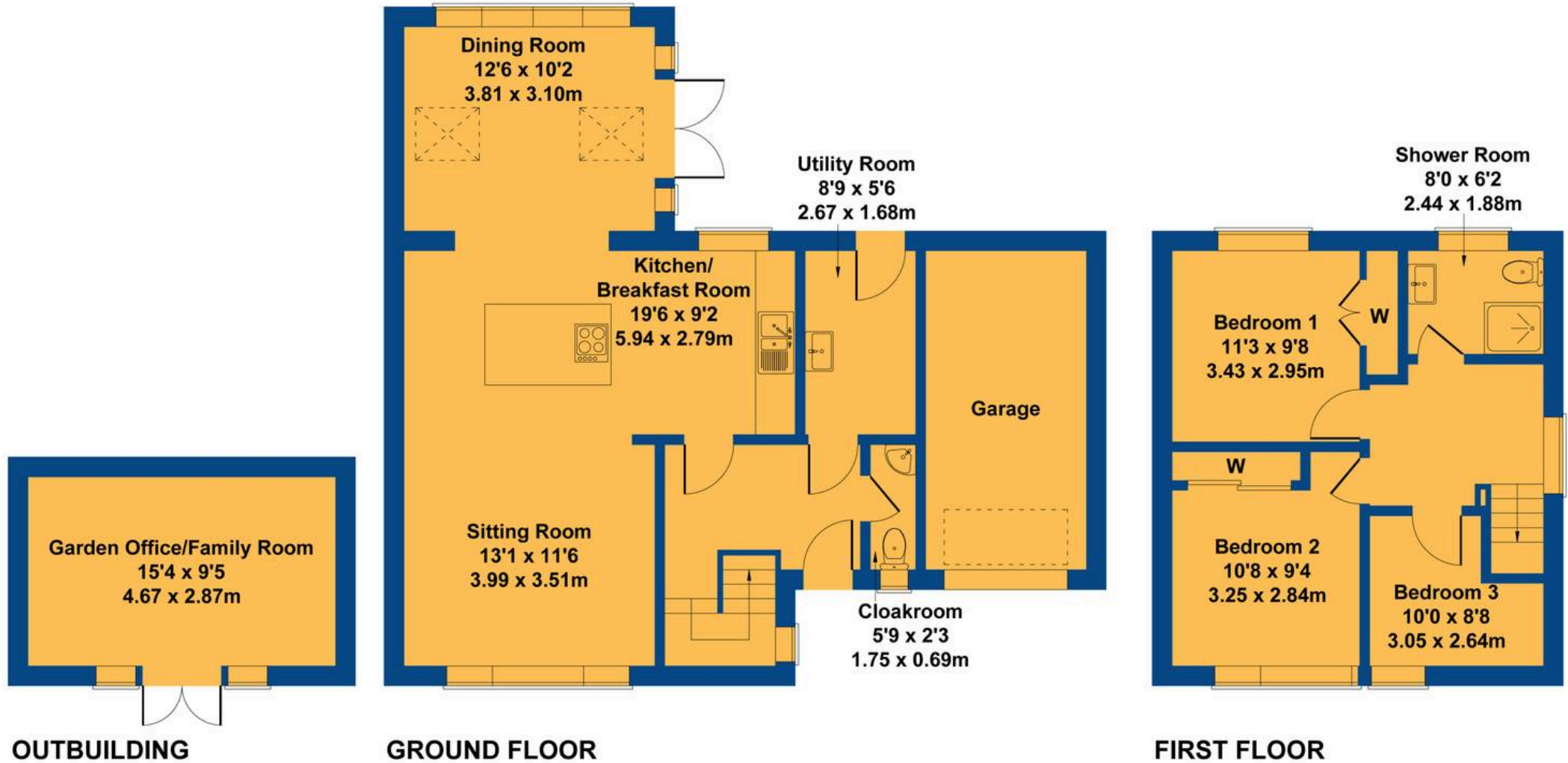






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Approximate Gross Internal Area  
1292 sq ft - 120 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.





## Chris Davies Estate Agents

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