





3 Orchard Close

Boverton, Llantwit Major

A rare opportunity to acquire a superb detached family home located in a sought after location of Boverton, Llantwit Major, Vale of Glamorgan. The property is within walking distance of local shops, schools and amenities, and within easy reach of the Heritage Coastline and beaches. The property briefly comprises; entrance porch and hallway, sitting room, dining room, kitchen, utility, cloakroom/WC and a splendid conservatory to the ground floor. To the first floor are 4 bedrooms, family bathroom and en-suite shower room to the master bedroom. Outside, there are superb mature cottage style gardens to the front and rear, with summerhouse, greenhouse and pond. 3 Orchard Close enjoys off road parking with a driveway and garage, UPVC windows and doors, gas central heating and Indian sandstone flagstones where indicated. Viewings are highly recommended to fully appreciate the quiet cul de sac / no through road position and space the property exudes. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





3 Orchard Close

Boverton, Llantwit Major

- DETACHED FAMILY HOME.
- 4 BEDROOMS.
- 2 RECEPTION ROOMS.
- CLOAKROOM/WC. UTILITY.
- CONSERVATORY.
- DRIVEWAY. GARAGE.
- SOUGHT AFTER LOCATION.
- STUNNING MATURE GARDENS.
- EN-SUITE. EPC TBC.





GROUND FLOOR

Porch

Opaque glazed front entrance door and side panel to entrance hallway. Outdoor lighting.

Entrance Hallway

Doors to kitchen/breakfast room and sitting room. Wood effect flooring. Radiator.

Sitting Room

19' 5" x 11' 2" (5.92m x 3.40m)

Radiators x 2. UPVC window to front. Wrought iron log burner. Opening to dining room.

Dining Room

12' 3" x 9' 6" (3.73m x 2.90m)

UPVC French doors to rear. Radiator. Door to kitchen/breakfast room.

Kitchen/Breakfast Room

13' 11" x 11' 0" (4.24m x 3.35m)

Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Slate floor tiles. Eye level dual oven with grill. Electric hob with hood. Built in refrigerator. Radiator. Stainless steel sink with mixer tap. Space for breakfast table and chairs. Door to utility room. Partially tiled walls. UPVC window to rear.

Utility

6' 11" x 7' 10" (2.11m x 2.39m)

UPVC window and UPVC glazed door to conservatory. Wood effect flooring. Space for white goods. partially tiled walls. Door to cloakroom/WC and cupboard (with wall mounted Vaillant gas boiler providing the central heating).





Cloakroom/WC 3' 11" x 3' 3" (1.19m x 0.99m) UPVC opaque window to rear. Low level WC. Corner wash hand basin with mixer tap.

Conservatory 17' 5" x 10' 5" (5.31m x 3.18m) UPVC French doors to rear. Indian sandstone flagstone flooring. Mains power outlet and lighting installed. UPVC glazed door to rear patio area currently used as recycle bin storage with gate to front of house.

FIRST FLOOR

Landing Doors to bedrooms and family bathroom. Loft access with pull down ladder (partially boarded).

Bedroom 1

16' 1" x 10' 9" (4.90m x 3.28m) UPVC window to front. Radiator. Built in wardrobe. Door to en-suite. **En-Suite** 7' 1" x 8' 7" (2.16m x 2.62m) UPVC window to rear. Radiator. Low level WC. Ceramic sink with mixer tap and storage. Shower enclosure with mixer shower. Wood effect flooring. Airing cupboard with hot water tank. Storage cupboards.

Bedroom 2

9' 6" x 15' 8" (2.90m x 4.78m) UPVC window to rear. Radiator. Built in wardrobes and cupboard.

Bedroom 3

14' 3" x 11' 7" (4.34m x 3.53m) Radiator. UPVC window to front. Built in wardrobe.

Bedroom 4

9' 2" x 10' 5" (2.79m x 3.18m) UPVC window to front. Radiator.

Family Bathroom

6' 0" x 11' 3" (1.83m x 3.43m) Two opaque windows. Radiator. Low level WC. Marble top ceramic sink unit with mixer tap and storage. Storage cupboard. Panelled bath with electric mixer shower over. Tile effect vinyl flooring. Partially tiled walls.





GARDEN

Front Garden - An enclosed cottage style garden laid to lawn with mature borders of shrubs, trees and flowers etc. Indian sandstone flag stones providing patio area for seating. Outdoor lighting. Gates to sides of house with additional paved areas used for planting, storage etc. Rear Garden - An enclosed private garden laid to lawn, with mature cottage style bedding plants etc with pond and patio area adjacent to summerhouse, providing space for table and chairs etc. Summerhouse. Greenhouse. Water tap x 2. Floodlight.

GARAGE

DRIVEWAY

ON STREET







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