





22 Harding Close

Boverton, Llantwit Major

A 4 Bedroom, Detached Family Home nestled in a cul-de-sac. Spacious living, potential for a large kitchen/diner. Professionally landscaped South facing rear garden, with garden access to a brook. Close to shops, schools, and the Heritage Coastline. Sun-soaked patio area, wooden pergola and arbour with vibrant planting. Ample storage options including a garage and carport. A harmonious blend of nature and comfort, a sanctuary waiting for you.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- DETACHED FAMILY HOME
- 4 BEDROOMS, 2 RECEPTION ROOMS
- DRIVEWAY, GARAGE AND CARPORT
- STUNNING LANDSCAPED GARDENS
- GARDEN ACCESS TO BROOK AND OPEN GREEN SPACE
- EPC TO FOLLOW





Hall

13' 0" x 10' 0" (3.96m x 3.05m)

Measurements taken at maximum points. Pvcu door and window to front. Radiator. Stairs to first floor. Carpet flooring. Understairs cupboard. Doors to living room, cloakroom and kitchen.

Cloakroom

7' 0" x 2' 10" (2.13m x 0.86m)

Pvcu window to front. Radiator. Low level Wc and wash hand basin. Carpet flooring. Room for storage. Door to hall.

Kitchen

15' 0" x 8' 0" (4.57m x 2.44m)

Pvcu window to front and door to side. Fitted with a range of wooden wall and base units with worktops. Freestanding cooker, cooker hood and fridge freezer to remain. Space for washing machine. Part tiled walls. Vinyl flooring. Worcester gas combination boiler. Breakfast bar. Serving hatch with leaded glass to dining room. Door to hall.

Living Room

15' 0" x 12' 0" (4.57m x 3.66m)

Pvcu french doors and two picture windows to rear. Carpet flooring. "Caterham" micro grained marble fire surround and hearth. "Gazco" gas fire with log effect. Papered walls. Textured ceiling. Radiator. Double doors to dining room. Door to hall.

Dining Room

13' 0" x 9' 0" (3.96m x 2.74m)

Pvcu window to rear. Carpet flooring. Radiator. Serving hatch to kitchen with leaded glass. Double doors to living room.





Landing

Pvcu window to front. Textured walls and ceiling. Doors to bedrooms and bathroom

Master Bedroom

14' 0" x 8' 10" (4.27m x 2.69m)

Measurements taken do not include depth of alcove (2'11") Pvcu window to rear. Carpet flooring. Radiator. Textured ceiling. Door to landing

Bedroom Two

12' 10" x 8' 10" (3.91m x 2.69m)

Measurements taken do not include depth of alcove (2'0") Pvcu window to rear. Carpet flooring. Radiator. Textured ceiling. Door to landing.

Bedroom Three

10' 0" x 8' 10" (3.05m x 2.69m)

Measurements taken at maximum points - room narrows to incorporate head height for stairs. Pvcu window to front. Radiator. Carpet flooring. Textured ceiling. Door to landing.

Bedroom Four

10' 10" x 7' 0" (3.30m x 2.13m)

Measurements taken do not include doorway. Pvcu window to front. Carpet flooring. Radiator. Textured ceiling. Door to landing.



Bathroom

7' 0" x 6' 0" (2.13m x 1.83m)

Pvcu window to front. Three piece suite comprising of bath with shower over, low level Wc and pedestal wash hand basin. Heated towel rail. Shaver point. Wood effect flooring with carpet (unfitted) on top. Tiled walls with tongue and groove half panels to two walls. Door to landing.



FRONT GARDEN

Professionally landscaped and tiered with shingle and block paving. Driveway access leading to the carport and garage.

REAR GARDEN

Sensitively and professionally landscaped, this beautiful South facing garden adds another dimension to this property. A large patio area, accessed through the French doors, is enhanced by a wooden pergola and arbor providing shaded areas to sit and enjoy the garden. Decorative shingle has been complemented with a circular ornamental feature, pretty borders and exquisite planting. A further patio area to the rear is surrounded by decorative fencing and low stone walls enclosing further decorative plants. At the back of the garden, a timber door provides access to the brook, wild banks and green space with trees - an oasis of tranquility for you to enjoy. A timber shed offers storage, with the adjacent garage and car port being accessed through the side gates. To the other side of the property, a further timber gate leads you to an enclosed side access with plenty of room for storage.

GARAGE

Single Garage

Measuring 16'10 x 8 Concrete flooring. Power and light. Up and over door to carport and drive.

CAR PORT

1 Parking Space

Polycarbonate roof. Wrought iron gates to front driveway. Access to garage door.

DRIVEWAY

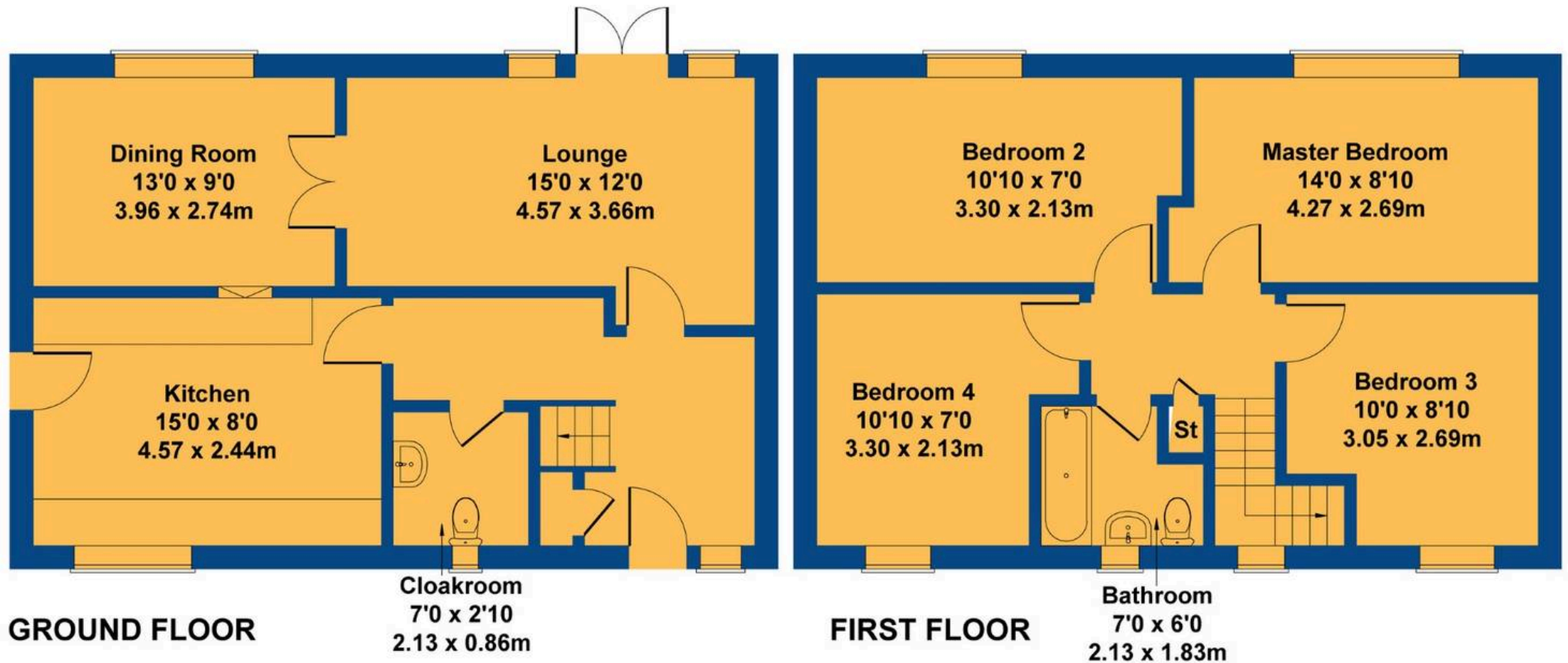
1 Parking Space





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Approximate Gross Internal Area
1254 sq ft - 117 sq m



Not to Scale. Produced by The Plan Portal 2025
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