







## 15 Castle Close

Boverton, Llantwit Major

This mid terraced family home with no forward chain and stunning countryside aspect to the rear, lies in a quiet location of Boverton, Llantwit Major, Vale of Glamorgan. The property briefly comprises; entrance hallway, sitting room, and kitchen/diner to the ground floor. To the first floor there are three bedrooms, WC and bathroom. Outside there is a driveway to the front, and landscaped garden to the rear with stunning agricultural aspect. 15 Castle Close enjoys gas central heating and UPVC windows. An ideal first time buy. Viewings by appointment only. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- MID TERRACED HOUSE.
- 3 BEDROOMS.
- IMPRESSIVE GARDEN.
- DRIVEWAY.
- RURAL ASPECT TO REAR.
- NO FORWARD CHAIN.
- EPC C70





## GROUND FLOOR

### Entrance Hallway

Opaque glazed front entrance door. Stairs to first floor. Door to sitting room. Radiator.

### Sitting Room

11' 6" x 16' 1" (3.51m x 4.90m)

UPVC window to front. Wood effect flooring. Radiator. Glazed French doors to kitchen.

### Kitchen/Diner

15' 3" x 7' 8" (4.65m x 2.34m)

UPVC window to rear. Patio doors to rear. Under stairs cupboard. Ceramic floor tiles. Radiator. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Space for white goods. Integrated gas hob with oven. One and a half bowl sink with mixer tap.

## FIRST FLOOR

### Landing

Doors to bedrooms, bathroom and WC. Loft access.

### Bedroom 1

8' 10" x 16' 2" (2.69m x 4.93m)

UPVC window to front. Radiator.

### Bedroom 2

9' 2" x 11' 6" (2.79m x 3.51m)

UPVC windows to rear. Radiator.

### Bedroom 3

11' 5" x 6' 9" (3.48m x 2.06m)

UPVC window to front. Radiator. Over stairs cupboard.







## GARDEN

Rear garden - a private sunny and impressive garden laid to lawn with block paviour area for seating etc. Shed. Splendid aspect backing on to open green agricultural land.

## DRIVEWAY

1 Parking Space

Driveway for 1 car.



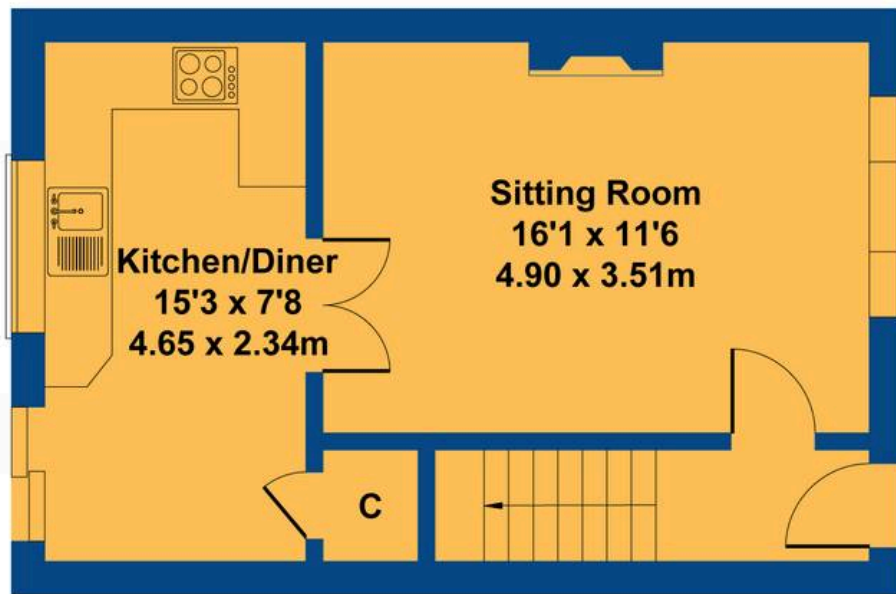




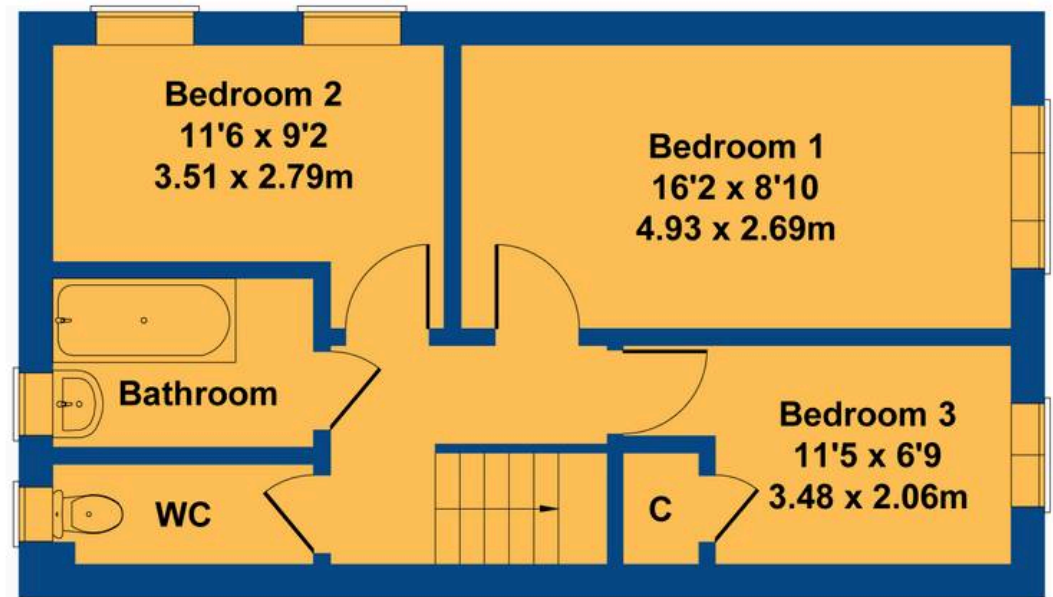


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Approximate Gross Internal Area  
797 sq ft - 74 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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



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