



award winning estate agent

Chris Davies

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6, Radnor Road, Boverton, Llantwit Major



DETACHED FAMILY HOME.

4 BEDS. 3 RECPS. CLOAKS/WC.

DOUBLE GARAGE. UPVC.

GCH COMBI. WORKSHOP.

IMPRESSIVE GARDENS.

NO FORWARD CHAIN.

£399,950

IMPRESSIVE GARDEN AND LIVING SPACE with this EXTENDED detached family home which is located in a quiet sought after close in Boverton, Llantwit Major, within easy reach of local shops, schools, amenities and the Heritage Coastline and beach. This well presented property briefly comprises entrance hallway, dining room, kitchen, rear porch, utility room, cloakroom/WC, sitting room and sunroom. To the first floor are four bedrooms and a family bathroom. Outside, there is a generous driveway providing superb off road parking with DETACHED DOUBLE GARAGE. To the rear is an impressive enclosed private garden with workshop, greenhouses and summerhouse. The property enjoys UPVC double glazed windows and doors, solid oak internal doors, and gas central heating with a COMBINATION BOILER. 6 Radnor Road is a unique opportunity to acquire a detached house that offers truly superb family living space. The extra reception room to the ground floor, offers flexible living space suitable for individuals who are working from home etc. No forward chain.

Tenure Freehold

Tax Band F

Water Meter tbc

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GROUND FLOOR

Entrance Hallway

UPVC opaque glazed front entrance door. Stairs to first floor. Radiator. Glazed oak door to dining room.

Dining Room 17' 7" x 10' 10" (5.36m x 3.30m)

UPVC window to front. Radiator. Solid oak door to kitchen, utility and sitting room.

Kitchen 12' 5" x 6' 10" (3.78m x 2.08m)

UPVC window to rear. Fully fitted kitchen comprising eye level units, base units with drawers and work surfaces over. Glazed door to rear porch. Ceramic floor tiles. Partially tiled walls. Down lighting. Inset one and a half bowl sink with mixer tap. Integrated eye level oven and grill. Induction hob with hood. Integrated fridge/freezer. Space for white goods.

Rear Porch

UPVC glazed door to rear. UPVC window to side. Ceramic floor tiles.

Utility Room 4' 7" x 4' 11" (1.40m x 1.50m)

Solid oak door to cloakroom/WC. Wall mounted combination boiler providing the central heating and hot water. Floor tiles.

Cloakroom/WC 4' 8" x 4' 6" (1.42m x 1.37m)

UPVC opaque window to rear. Vertical radiator. Wash hand basin. Ceramic wall and floor tiles. Low level WC.

Sitting Room 11' 6" x 18' 10" (3.50m x 5.74m)

UPVC patio door to rear. Radiator. Coal effect living flame gas fire with fireplace surround and granite hearth. Glazed oak double doors to reception room 3/sunroom.

Sunroom (reception room 3) 17' 9" x 9' 3" (5.41m x 2.82m)

UPVC windows to rear. Radiator. UPVC patio door to rear.

OUTSIDE

Landing

Oak doors to bedrooms and family bathroom. Linen cupboard. Loft access.

Bedroom One 14' 7" x 9' 8" (4.44m x 2.94m)

UPVC windows to front. Radiator. Built-in wardrobes.

Bedroom Two 11' 5" x 9' 5" (3.48m x 2.87m)

UPVC window to front. Radiator.

Bedroom Three 11' 2" x 8' 7" (3.40m x 2.61m)

UPVC window to rear. Radiator.

Bedroom Four 8' 6" x 10' 2" (2.59m x 3.10m)

UPVC window to rear. Radiator.

Family Bathroom 7' 1" x 5' 8" max (2.16m x 1.73m)

UPVC opaque window to rear. Low level WC. Pedestal wash hand basin. Panelled bath with mixer tap. Vertical radiator. Floor tiles. Ceramic wall tiles. Down lighting.

OUTSIDE

Front

Open plan garden laid to lawn. Driveway to side providing ample off road parking for a number of vehicles.

Rear Garden 80' 0" x 95' 0" (24.37m x 28.93m)

An impressive enclosed private garden laid to lawn with greenhouses, summer house, workshop (with power and lighting), water tap, and two outside power points.

Double Garage

Power and lighting. Electric up and over doors.



HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.