



25 Carmarthen Close, Boverton,  
Llantwit Major, Vale Of Glamorgan, CF61 2GL

Watts  
& Morgan







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Llantwit Major, Vale Of Glamorgan, CF61 2GL

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**Guide Price £220,000 Freehold**

3 Bedrooms | 1 Bathroom | 1 Reception Room

A three bedroom end of terrace property, with driveway parking and garage in Llantwit Major. An ideal first time purchase. Accommodation includes; entrance porch, lounge with patio doors and kitchen/dining room. First floor landing with three bedrooms and a 3-piece bathroom. Lawned rear garden with timber shed.

No ongoing chain.

EPC Rating; D.



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### Directions

Cowbridge Town Centre – 5.9 miles

Cardiff City Centre – 18.3 miles

M4 Motorway – 9.4 miles

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## Summary of Accommodation

### SITUATION

The historic & coastal town of Llantwit Major, includes Iron Age hill forts, fine Tudor buildings, a Roman villa and a medieval grange. The imposing 11th century St Illtud Church has been described as the Westminster Abbey of Wales. The town has excellent Welsh and English primary schools as well as a secondary school. Within the town there are a good range of shops – including two supermarkets, five reputable public houses, friendly cafes and well-established restaurants. More facilities include; a health centre, leisure centre, rugby club & football club. Llantwit Major is located on the spectacular Glamorgan Heritage Coast, the local area Offering excellent transport links from Bridgend to Barry and is also within convenient driving distance of the M4 and the City of Cardiff, with Cardiff (Wales) Airport at Rhoose being five miles away. The railway station at Llantwit Major, provides a regular and direct service to Cardiff and Bridgend.

### ABOUT THE PROPERTY

Approached from Brecon Street, 25 Carmarthen Close sits to the bottom of this residential street with plenty of off-road driveway parking and a single garage (located a little further down the street).

The entrance porch leads directly into the lounge which has French doors out onto the rear garden. A carpeted staircase leads to the first floor.

Adjacent to the lounge is the kitchen/dining room; a generous entertaining space with a dual aspect. The kitchen has been fitted with a range of high gloss white wall and base units with tiled splashback, laminate worksurfaces and slate tiled flooring. There is an integral gas hob to remain, plus oven/grill and space is on offer for freestanding white goods. There are two good sized understairs storage cupboards and access is provided out to the rear garden.

To the first floor, there are two double bedrooms with fitted wardrobes and a single bedroom. These bedrooms have shared use of the 3-piece bathroom with airing cupboard housing the gas-boiler.



## GARDENS AND GROUNDS

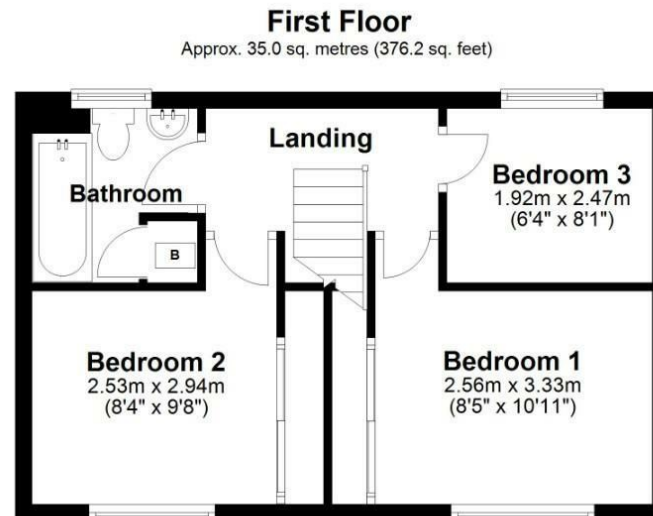
The property benefits from block paved driveway parking directly in-front of the house; along with an allocated parking space near the roundabout and a single garage (accessed from Carmarthen Close).

The rear garden is predominately laid to lawn, with patio area and timber storage shed to remain. There is also side access.

## ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating. Council tax band C.

Note; there are temporary accommodation units currently under construction to the rear of the property.



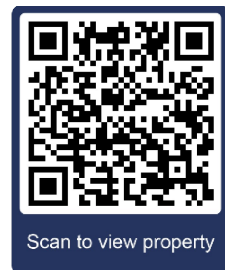
Total area: approx. 71.8 sq. metres (773.1 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







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