



Desmar House 121 Boverton Road
Llantwit Major, CF61 1YA

Watts
& Morgan



Desmar House 121 Boverton Road

Llantwit Major, Vale Of Glamorgan, CF61 1YA

Guide Price £575,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well-presented and spacious four bedroom detached family home located in coastal town of Llantwit Major. Offering adaptable accommodation with self-contained annexe. Within walking distance to the Town Centre, local schools and a short drive to the beach. Accommodation to include; entrance hall, bay-fronted lounge with log burner, kitchen/dining/living, and utility room. Two double bedrooms and a family bathroom to the main house. Self-contained annexe with open-plan living/kitchen/utility, two double bedrooms and shower room. Externally enjoying a generous fully landscaped plot with lawned gardens and paved entertaining space. Viewing high recommended to appreciate this sizeable property. EPC Rating; 'D'.



Directions

Cowbridge Town Centre – 5.7 miles

Cardiff City Centre – 21.3 miles

M4 Motorway – 9.2 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Located on the road between Boverton and Llantwit Major Town, sits Desmar House which is just a short stroll to the local schools and high street, and about two miles away from the beach.

A hardwood door with stained glass insert leads into an entrance hall with a carpeted staircase leading to the first floor landing and original solid 1930s door lead off to the living accommodation.

The lounge is a delightful bay-fronted dual aspect reception room offering uPVC French doors which provide access out to the rear paved area. A central feature to this room is the freestanding 'Contura' wood-burning stove resting on a granite hearth with feature mantel.

Adjacent to the lounge is the kitchen/dining/living room which is a lovely open-plan space offering a bay window to the front of the property with slate tiled flooring. The kitchen offers a range of farmhouse cream base units with complementary laminate work surfaces with dual sinks and superb walk-in pantry. Offering a freestanding 'Smeg' 5-ring gas cooker with electric double oven to remain, and integral appliances to include; an under-counter fridge and dishwasher. There is ample space for dining furniture and an original solid door leads off into the utility room. This room is an extension completed by the current owners with stable door access leading to the rear garden and provides plumbing for appliances.

The first floor landing presents two good sized storage cupboards and original doors lead off to all bedroom accommodation.

To the main house, there are two double bedrooms with front facing aspects and fitted wardrobes to remain.

These bedrooms have shared use of the 3-piece family bathroom which is fitted with a modern suite.

The landing links through via lockable access into the self-contained annexe with two further double bedrooms, a shower room and a staircase leads down into the open-plan kitchen/living area with useful utility room and to its own separate entrance from the garden. This accommodation offers flexibility and is ideal for multi-generational living.



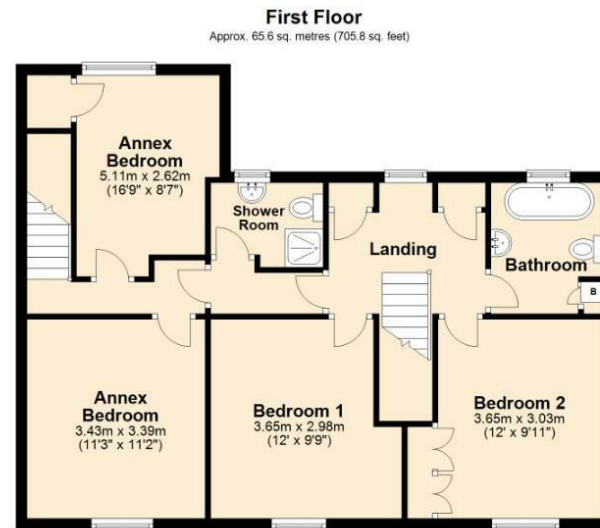
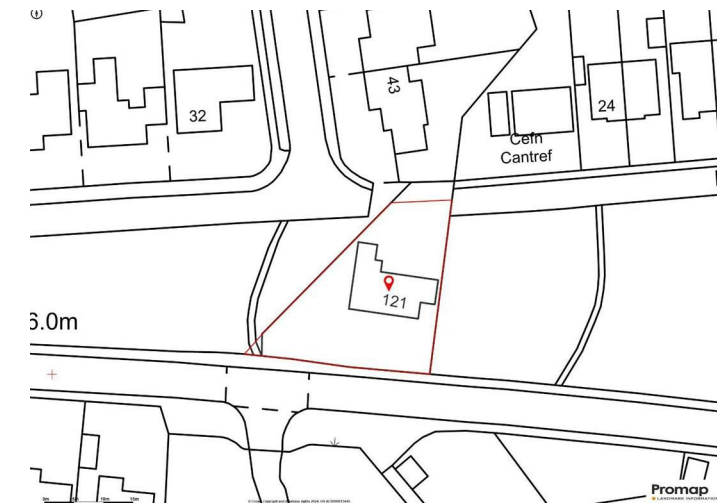
GARDENS AND GROUNDS

Desmar House is approached off Boverton Road onto a large tarmac driveway providing off-road parking for four vehicles.

The front garden is enclosed with mature hedgerow providing privacy from the road and offers a large lawn with gated canopied access around to the rear garden, and to the annexe. To the side of the garden is a timber storage shed to remain and woodstore with small lawned area. A footpath with colourful raised planted borders leads around to the fully landscaped rear garden which offers a central lawn with patio area and additional patio to the bottom of the garden, which benefits from a sunny aspect. A courtesy gate leads out onto the playing fields. Also there is a useful outbuilding/external store.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Two gas-fired boilers; one for the main house and one for the annexe. Council Tax Band F.



Total area: approx. 146.6 sq. metres (1578.0 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	78
EU Directive 2002/91/EC			



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