



53 CHURCH MEADOW, BOVERTON, LLANTWIT MAJOR, VALE OF GLAMORGAN, CF61 2AT

A WELL PRESENTED TWO BEDROOM MID TERRACED ON THIS POPULAR CHURCH MEADOW DEVELOPMENT.

- Cardiff City Centre 17.4 miles
- Llantwit Major 1.3 miles
- Cowbridge 6.3 miles
- M4 (J35) 9.9 miles

Accommodation & Amenities

- Entrance Hall • Kitchen • Lounge/Diner • Conservatory
- Two Double Bedrooms • Family Bathroom •

Gardens & Grounds;

- Off Road Parking • Rear Enclosed Garden •
- EPC Rating 'D' •



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SITUATION

Located about half a mile of Boverton Village, the Town of Llantwit Major is just a few minutes drive away from Church Meadow. The Town offers excellent local facilities including well regarded schooling, a wide range of shops and leisure and sporting facilities. The Old Town is particularly attractive with its narrow winding Streets and the beach and the Heritage Coast, is just a mile or so to the south. The good local road and rail network brings major centres within easy commuting distance including the Capital City of Cardiff, Swansea, Bridgend, Llantrisant, Barry etc.

ABOUT THE PROPERTY

The front door opens into a hallway, with opening to the Kitchen which is fitted with a range of wall and base units, laminate work surfaces, stainless steel sink and freestanding oven/grill with 4 gas ring hob. The kitchen also provides space for freestanding fridge freezer and washing machine. The entrance hall also leads into the spacious lounge/diner with a spiral staircase leading to the first floor and doors leading to the conservatory. The conservatory provides additional reception space and has French doors leading to the enclosed rear garden.

To the first floor, the largest of the bedrooms looks over the rear garden. The second double bedroom looks over the front of the property. Whilst the bathroom includes an electric shower over the bath.

GARDENS AND GROUNDS

To the front of the property, a drop-down kerb leads onto a driveway to the front of the property. The rear garden is enclosed and includes a patio seating area accessed from the conservatory, beyond this is a landscaped gravelled area.

TENURE AND SERVICES

Freehold, all mains services connected.

DIRECTIONS

From our Cowbridge Office, travel along High Street into Westgate and bear left onto Llantwit Major Road. After approximately 2 miles, turn left at the T-junction at Nash following the signs for Llantwit Major. Continue on this road in a southerly direction for a further 3 miles. Turn left at the large roundabout and continue straight ahead at the next, smaller roundabout and travel through the Llanmaes / Llantwit Major crossroads. Travel under the railway bridge and, and the next staggered crossroads, turn left signposted 'Eglwys Brewis Road'. The entrance to Church Meadow will be to your right after about 100 yards.

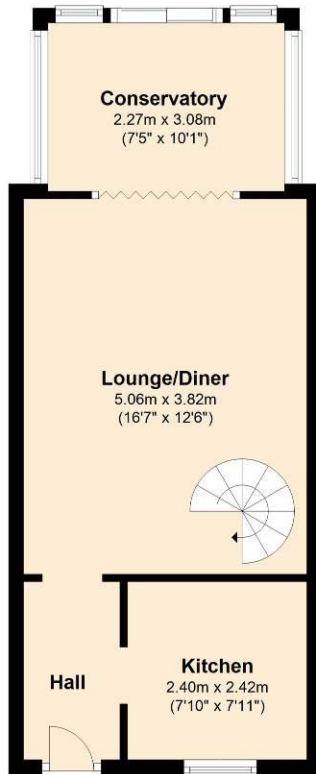
PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



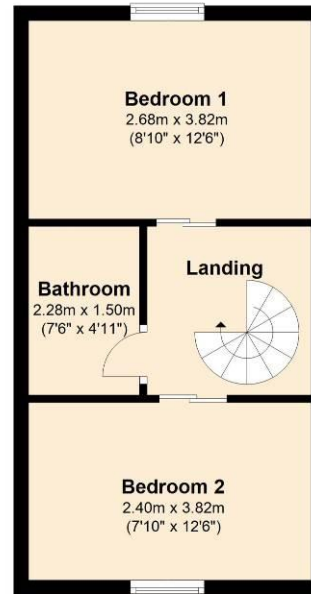
Ground Floor

Approx. 36.2 sq. metres (389.4 sq. feet)



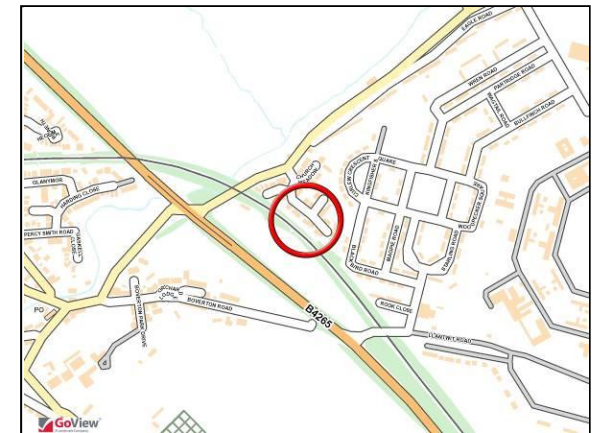
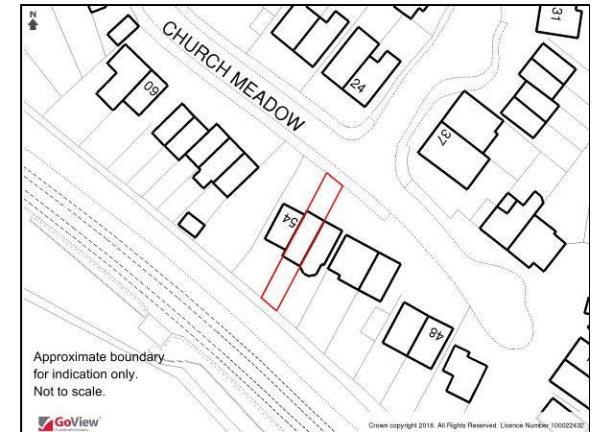
First Floor

Approx. 28.9 sq. metres (310.6 sq. feet)



Total area: approx. 65.0 sq. metres (700.0 sq. feet)

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



Any 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. The plans do not form part of any contract.

