



Leigh Close, Boverton

Guide price £300,000

- Corner plot position with driveway parking and a larger than average garage
- Two reception rooms, modern and extended kitchen and downstairs WC
- Large, private low maintenance rear garden with additional side paved garden perfect for outdoors furniture and storage shed
- Council tax band D
- Popular Vale Village within close proximity to the Heritage coast
- Close proximity to road links, amenities and train station in neighbouring Llantwit Major
- Very well presented throughout
- EPC Rating: C



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About the property

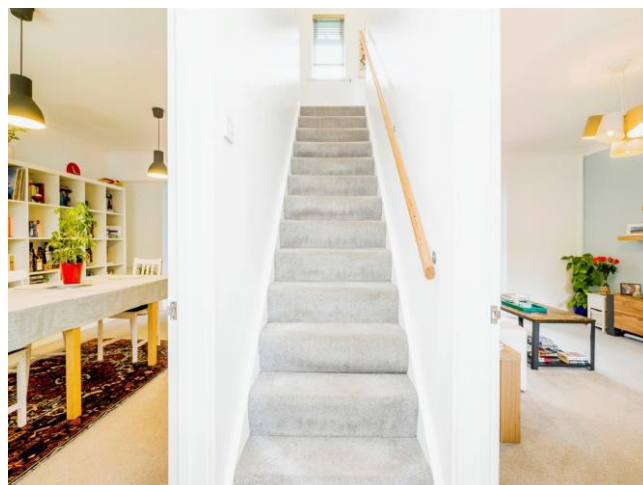
This very well presented and very welcoming three bedroom extended family home is positioned on a generous corner plot at the edge of a cul de sac within the charming village of Boverton, Llantwit Major.

Internally you will find a welcoming hall, formal dining room or additional reception room, a light and airy yet relaxing living room, modern kitchen/ breakfast with pantry and double doors opening on to the private and generous rear garden and a downstairs WC

To the first floor is a master bedroom a second double bedroom, a single bedroom and a family bathroom.

Externally the property offers driveway parking for two cars to the front of the property leading to a larger than average garage and a large, private and enclosed low maintenance garden to the rear with an additional paved area to the side elevation offering ample space for outdoor furniture or storage

The property has the benefit of being in a very convenient location, with the Heritage coastline and beaches a short distance away and also has excellent road link. Boverton itself, neighbouring Llantwit Major and St Athan offers a plentiful source of amenities and excellent schooling where also within a 15 minute drive you can arrive in the market Town of Cowbridge where you will find an array of boutique style shops & restaurants. It is also well positioned for access to Cardiff, Bridgend and Cowbridge via local routes and the railway station located in the neighbouring town of Llantwit major.





Accommodation

Entrance Hall

Via composite front door, neutral carpet, door to dining room, door to living room, carpeted stairs to first floor

Living Room

15' 5" x 11' 11" (4.70m x 3.63m)
UPVC double glazed window to front elevation, neutral carpet, 2 x radiators, part glazed door opening onto kitchen/ breakfast room

Dining Room/ 2nd Reception

15' 11" x 10' 6" (4.85m x 3.20m)
A multi-use room which is currently used as a formal dining room, UPVC double glazed window to the front elevation, neutral carpet, radiator, door to large under stairs storage cupboard, opening on to kitchen/ breakfast

Kitchen

23' 5" x 7' 3" (7.14m x 2.21m)
A light and bright room with modern fitted high gloss kitchen with ample wall and base units and contrasting worktop above, built in oven with stainless steel chimney style extractor hood above, stainless steel sink and drainer, space for washing machine, UPVC double glazed window to rear elevation, tiled flooring, modern high gloss wall tiling offering a splash back, built in pantry cupboard, two Velux windows, sunken spotlighting, 2 x radiators, wall mounted gas boiler, UPVC double doors opening onto the private rear garden, space for a free standing fridge freezer and table and chairs, part glazed door opening onto living room, door to downstairs WC

Wc

Obscure UPVC double glazed window to rear elevation, low level WC, white circular counter top wash hand basin sat upon a wooden shelf with brushed brass projection wall taps, continuation of tiled flooring, part tiled walls in a modern high gloss brick effect tile.

First Floor

Via carpeted staircase with hand rail on to landing area. UPVC double glazed window to rear elevation, doors to all bedrooms and family bathroom, light grey carpet

Bedroom One

14' 1" max x 10' 3" (4.29m max x 3.12m)
UPVC double glazed window to front elevation, radiator, light grey carpet, feature timber clad fixed headboard, access to airing cupboard

Bedroom Two

12' 1" x 7' 3" (3.68m x 2.21m)
UPVC double glazed window to front elevation, light grey carpet, radiator

Bedroom Three

8' 10" x 7' 10" (2.69m x 2.39m)
UPVC double glazed window to rear elevation, light grey carpet, radiator, and loft hatch

Bathroom

7' 2" x 4' 11" (2.18m x 1.50m)
Obscure UPVC double glazed window to rear elevation, low level WC, bath with electric shower above and glazed shower screen, wash hand basin, tiled flooring, radiator

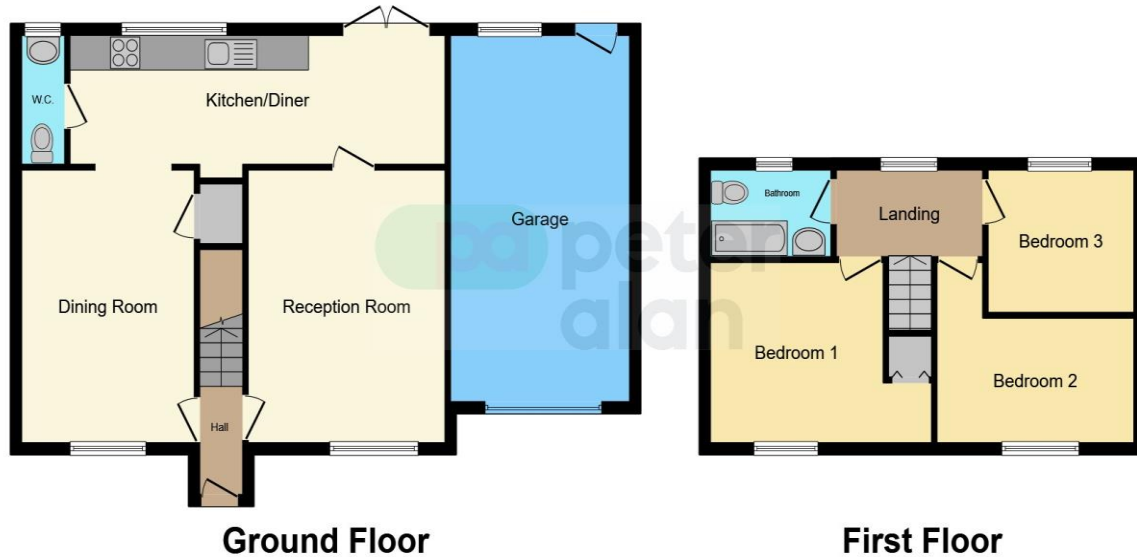
External Front

Enclosed front garden with pressed single driveway offering off road parking and leading to the larger than average garage within benefits from power, lighting, an up and over garage door and a personnel door to rear. Areas of the garden are laid with decorative pebbles and artificial grass, side access of frontage to side paved garden and onto main rear garden

External Rear

A private, large and enclosed rear garden with a combination of a large decked area and lawn laid with artificial grass. There is a purpose built corner seating area and plenty of space for potted plants, table and chairs or children's play equipment. In addition to this there is a spacious side paved garden area. There is access from the rear garden into the garage via the personnel door and an outside tap

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.