



**Church Meadow, Boverton, Llantwit Major**  
**guide price £170,000**

- council tax band C
- Two double bedrooms
- Driveway and an additional parking space
- Modern fitted kitchen
- Enclosed and private rear garden
- Excellent road links to Llantwit Major, St Athan and Cowbridge
- A short drive away from the Heritage coastline
- EPC Rating: C



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## About the property

We are pleased to offer to market this two double bedroom terraced house built in the 1980s by Westbury Homes. Internally the property offers a kitchen and living / dining room to the ground floor and two double bedrooms and bathroom to the first floor. Externally the property offers an enclosed rear garden and a driveway to the front as well as an additional parking space.

The property has the benefit of a very convenient location, with the Heritage coastline and beaches a short distance away, but with excellent road links and with Boverton itself and neighbouring Llantwit Major, and St Athan offering 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.





## Accommodation

### Hall

Entered via part glazed UPVC door, archway to kitchen, door to living room, radiator, laminate flooring.

### Kitchen

7' 10" x 7' 10" ( 2.39m x 2.39m )

A modern kitchen approximately 2 years ago with units to base and wall height, worktop inset with stainless steel sink and drainer with tap over, Hotpoint electric oven and gas hob, extractor hood over. UPVC double glazed window to front, space and plumbing for washing machine, space for upright fridge / freezer, laminate flooring.

### Living / Dining Room

17' 4" x 12' 5" ( 5.28m x 3.78m )

UPVC door that leads to the rear garden with window to side, radiators, laminate flooring. spiral staircase leading to the first floor.

### Landing

Doors leading to two bedrooms and bathroom, access to insulated loft space with ladder, carpeted.

### Bedroom One

12' 5" x 9' ( 3.78m x 2.74m )

UPVC double glazed window to rear, radiator, carpeted.

### Bedroom Two

12' 5" x 7' 10" ( 3.78m x 2.39m )

A further double bedroom with UPVC double glazed window to front, radiator, carpeted, cupboard housing Potterton combi boiler.

### Bathroom

7' 6" x 4' 9" ( 2.29m x 1.45m )

Three piece suite comprising bath with shower over, pedestal wash hand basin and push button WC, partially tiled walls, vinyl flooring, extractor fan, radiator.

### Front Garden

Driveway for one car, area laid to decorative stones, additional parking space.

### Rear Garden

Enclosed rear garden laid to patio and lawn with flower beds and mature shrubs, garden shed, walls and fencing to boundaries.

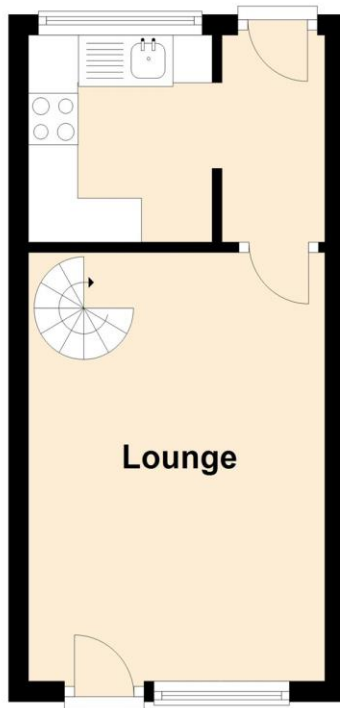
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## Floorplan

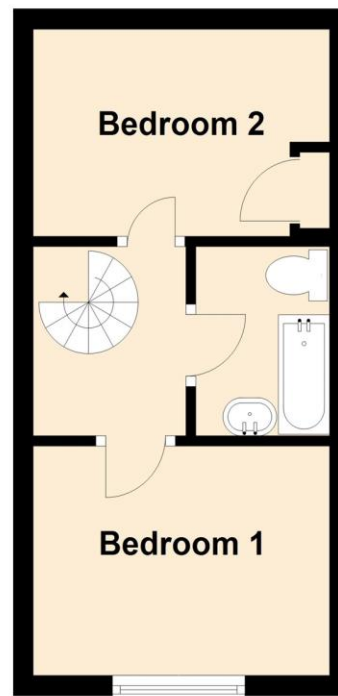
### Ground Floor

Approx. 18.8 sq. metres (202.0 sq. feet)



### First Floor

Approx. 18.8 sq. metres (202.0 sq. feet)



Total area: approx. 37.5 sq. metres (404.0 sq. feet)

## 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.

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