

herbert r thomas

CELEBRATING 100 YEARS

1926-2026

2 Boverton Park, Boverton

Llantwit Major

£599,000

2 Boverton Park

Boverton, Llantwit Major

Handsome individually built detached family house in beautifully kept mature grounds. Secluded yet with excellent access to amenities.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Attractive, individually designed four bedroom detached family house of considerable charm
- Entrance hall and cloakroom, living room, dining room and study, spacious kitchen/ breakfast room with utility room
- Galleried landing, 4 bedrooms, en-suite bathroom and large family bathroom
- Excellent parking and double garage
- Attractive and private mature gardens
- Quiet cul de sac position with access to local amenities
- Viewings highly recommended







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Hardwood door with glazed centre panel to **HALLWAY**, most attractive hallway with spindled staircase, arched feature window over to first floor, understairs cupboard and door to **CLOAKROOM**, white low level WC and pedestal wash hand basin, frosted double glazed window.

Double doors from hallway to **LIVING ROOM**, double glazed windows to front and side elevations, sliding patio doors to rear garden, open working fire with cast iron inset, carved marble surround and slate hearth.

DINING ROOM double doors to hallway, single door to kitchen, corner fireplace (gas) and double glazed sliding patio doors to rear.

STUDY fitted wall shelving and double glazed window to rear.

KITCHEN/BREAKFAST ROOM kitchen area with range of 'Shaker' style base and wall cupboards, roll top timber effect worksurface and stainless steel one and half bowl sink, drainer and mixer tap, integrated double oven (electric), gas hob and extractor, dishwasher, fridge, double glazed window to front garden and driveway open plan to breakfast area with fitted carpet, double glazed window to rear garden.

Open plan to **SIDE HALL** stable door to garden, door to **DOUBLE GARAGE** and **UTILITY ROOM**, triangular room with double glazed window to side, fitted base cupboard, roll top work surface and stainless steel sink and drainer, spaces for washer and dryer, wall mounted 'Vaillant' mains gas central heating boiler and pressurised hot water tank.

Galleried **LANDING**, deep linen cupboard.

BEDROOM ONE is a large double bedroom, double glazed windows to three elevations, built in wardrobes and **EN-SUITE BATHROOM**, white suite including panelled bath with shower and shower screen over, pedestal wash hand basin and low level WC, ceramic tiled floor, part tiled to walls and frosted double glazed window.

BEDROOM TWO, generous double room with double glazed window to rear garden and built in wardrobes.

BEDROOM THREE, 'L' shaped with built in wardrobes and double glazed window to front elevation.

BEDROOM FOUR, a small double room with aspect to front garden and driveway.

FAMILY BATHROOM, large principle bathroom with white suite including panelled bath with shower and shower screen over, wash hand basin with vanity cupboard and low level WC, chrome heated towel rail, frosted double glazed window to rear.

"2 Boverton Park" is approached via a private driveway turning into a large parking area and double GARAGE twin up and over doors, frosted window, boarded attic space over. Beautifully stocked private mature gardens including front lawns with deep flower and shrub beds, rear garden laid to lawn with paved sitting areas, mature trees and well kept mixed beds. Outside water and lighting with to the one side of the house, raised vegetable bed and aluminium framed greenhouse.



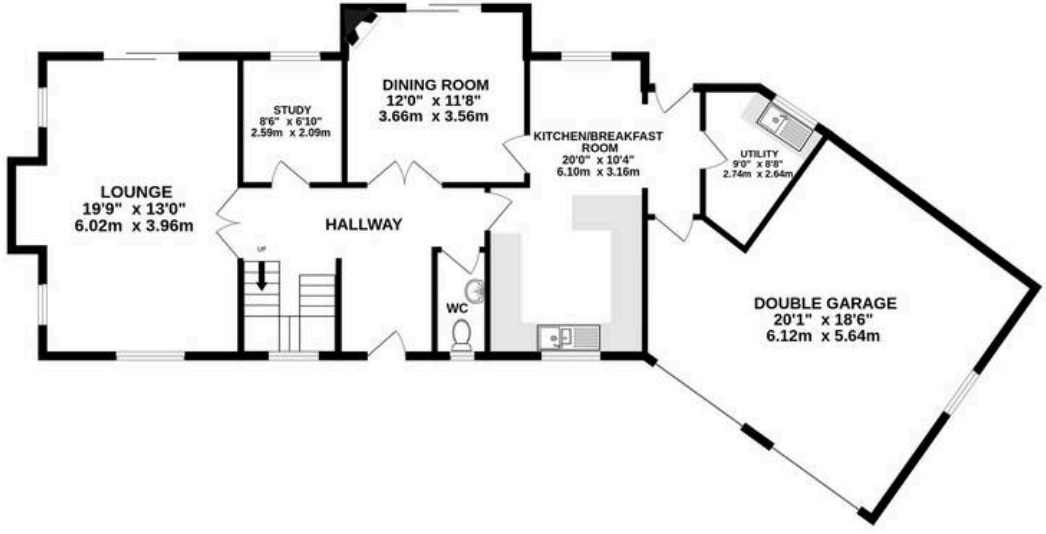




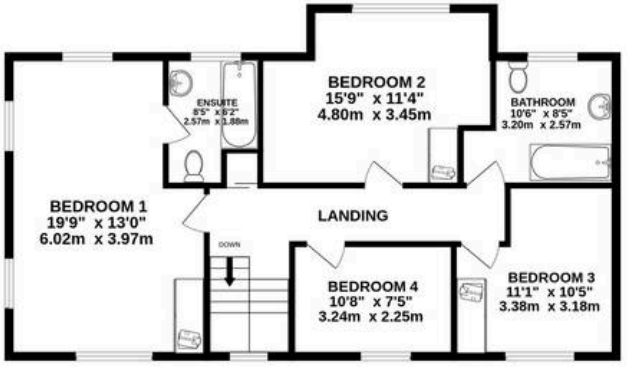




GROUND FLOOR
1281 sq.ft. (119.0 sq.m.) approx.



1ST FLOOR
827 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 2109 sq.ft. (195.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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hrt herbert r thomas incorporating rawlins & madley











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