



3 Orchard Close, Boverton

£580,000 Freehold

DETACHED FAMILY HOME. • 4 BEDROOMS. • 2 RECEPTION ROOMS. • CLOAKROOM/WC. UTILITY. • CONSERVATORY. • DRIVEWAY. GARAGE. • SOUGHT AFTER LOCATION. • STUNNING MATURE GARDENS. • EN-SUITE. EPC D67.





A rare opportunity to acquire a superb detached family home located in a sought after location of Boverton, Llantwit Major, Vale of Glamorgan. The property is within walking distance of local shops, schools and amenities, and within easy reach of the Heritage Coastline and beaches. The property briefly comprises; entrance porch and hallway, sitting room, dining room, kitchen, utility, cloakroom/WC and a splendid conservatory to the ground floor. To the first floor are 4 bedrooms, family bathroom and en-suite shower room to the master bedroom. Outside, there are superb mature cottage style gardens to the front and rear, with summerhouse, greenhouse and pond. 3 Orchard Close enjoys off road parking with a driveway and garage, UPVC windows and doors, gas central heating and Indian sandstone flagstones where indicated. Viewings are highly recommended to fully appreciate the quiet cul de sac / no through road position and space the property exudes.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR

Porch

Opaque glazed front entrance door and side panel to entrance hallway. Outdoor lighting.

Entrance Hallway

Doors to kitchen/breakfast room and sitting room. Wood effect flooring. Radiator.

Sitting Room

19' 5" x 11' 2" (5.92m x 3.40m)

Radiators x 2. UPVC window to front. Wrought iron log burner. Opening to dining room.

Dining Room

12' 3" x 9' 6" (3.73m x 2.90m)

UPVC French doors to rear. Radiator. Door to kitchen/breakfast room.

Kitchen/Breakfast Room

13' 11" x 11' 0" (4.24m x 3.35m)

Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Slate floor tiles. Eye level dual oven with grill. Electric hob with hood. Built in refrigerator. Radiator. Stainless steel sink with mixer tap. Space for breakfast table and chairs. Door to utility room. Partially tiled walls. UPVC window to rear.



€ (2.11m x 2.39m)

UPVC window and UPVC glazed door to conservatory. Wood effect flooring. Space for white goods. partially tiled walls.





En-Suite

7' 1" x 8' 7" (2.16m x 2.62m)

UPVC window to rear. Radiator. Low level WC. Ceramic sink with mixer tap and storage. Shower enclosure with mixer shower. Wood effect flooring. Airing cupboard with hot water tank. Storage cupboards.

Bedroom 2

9' 6" x 15' 8" (2.90m x 4.78m)

UPVC window to rear. Radiator. Built in wardrobes and cupboard.

Bedroom 3

14' 3" x 11' 7" (4.34m x 3.53m)

Radiator. UPVC window to front. Built in wardrobe.

Bedroom 4

9' 2" x 10' 5" (2.79m x 3.18m)

UPVC window to front. Radiator.

Family Bathroom

6' 0" x 11' 3" (1.83m x 3.43m)

Two opaque windows. Radiator. Low level WC. Marble top ceramic sink unit with mixer tap and storage. Storage cupboard. Panelled bath with electric mixer shower over. Tile effect vinyl flooring. Partially tiled walls.





GROUND FLOOR

Porch

Opaque glazed front entrance door and side panel to entrance hallway. Outdoor lighting.

Entrance Hallway

Doors to kitchen/breakfast room and sitting room. Wood effect flooring. Radiator.

Sitting Room

19' 5" x 11' 2" (5.92m x 3.40m)

Radiators x 2. UPVC window to front. Wrought iron log burner. Opening to dining room.

Dining Room

12' 3" x 9' 6" (3.73m x 2.90m)

UPVC French doors to rear. Radiator. Door to kitchen/breakfast room.

Kitchen/Breakfast Room

13' 11" x 11' 0" (4.24m x 3.35m)

Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Slate floor tiles. Eye level dual oven with grill. Electric hob with hood. Built in refrigerator. Radiator. Stainless steel sink with mixer tap. Space for breakfast table and chairs. Door to utility room. Partially tiled walls. UPVC window to rear.



6' 6" (2.11m x 2.39m)
UPVC window and UPVC glazed door to conservatory. Wood effect flooring. Space for white goods. partially tiled walls.

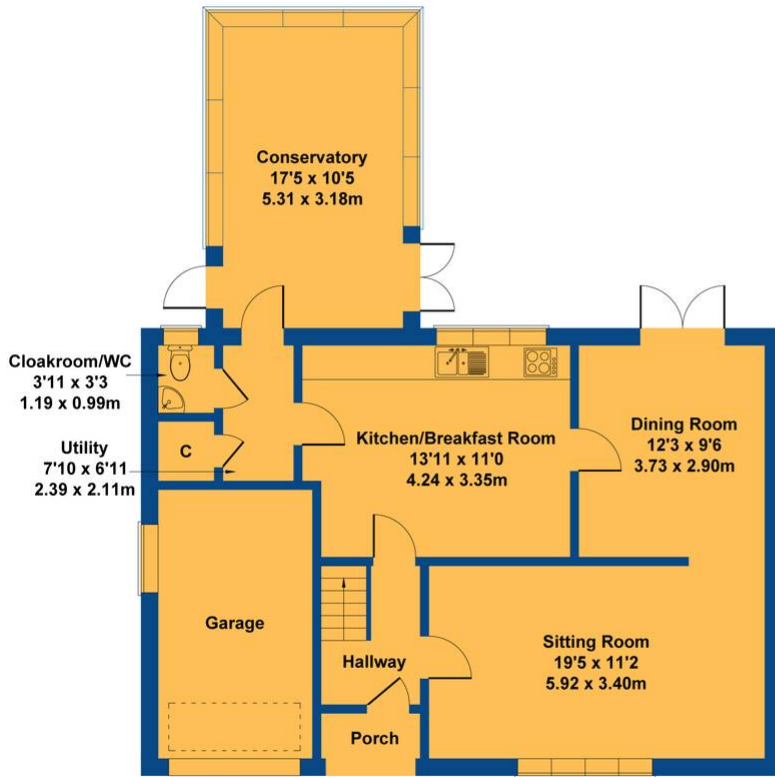


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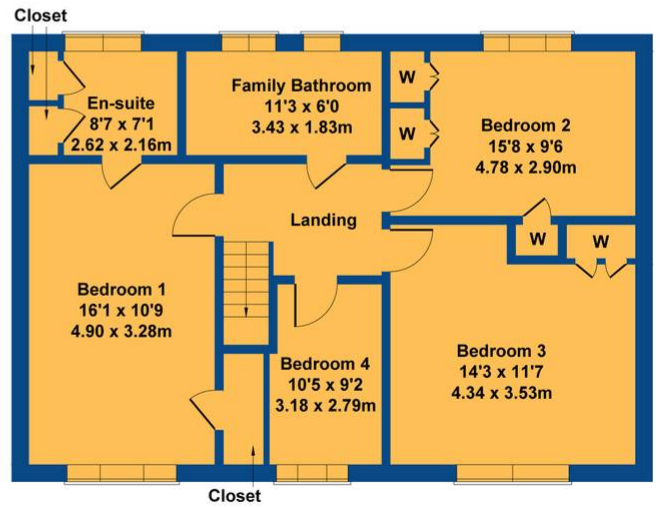


3 Orchard Close

Approximate Gross Internal Area
1711 sq ft - 159 sq m
(Excluding Garage)



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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