16 Harding Close, Boverton

£310,000 Freehold

DETACHED FAMILY HOME. • 3 BEDROOMS. • SUNNY REAR GARDEN. • SITTING/DINING ROOM. • UPVC. GCH. • GARAGE. DRIVEWAY. • POPULAR MATURE LOCATION. • EPC D62. OFFICE/SUMMERHOUSE. • NO FORWARD CHAIN.

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NO FORWARD CHAIN. In a sought after mature and quiet location of Llantwit Major, Vale of Glamorgan, lies this DETACHED FAMILY HOME. Briefly the property comprises entrance porch, sitting/dining room and kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom. Outside there is a driveway and GARAGE to the front, with a level private garden to the rear with office/summerhouse. The property enjoys UPVC TRIPLE GLAZED WINDOWS, and gas central heating. A superb opportunity to acquire a very well presented home on a well respected close. The property is within walking distance of local shops, schools and amenities and within easy reach of the Heritage Coastline and beaches. Llantwit Major boasts excellent links to Cardiff and beyond with bus and train stations, and easy access to the M4.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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GROUND FLOOR

Entrance Porch

Opaque glazed front entrance door. Ceramic floor tiles. Door to sitting/dining room. Infra red wall panel heater with separate remote.

Sitting/Dining Room

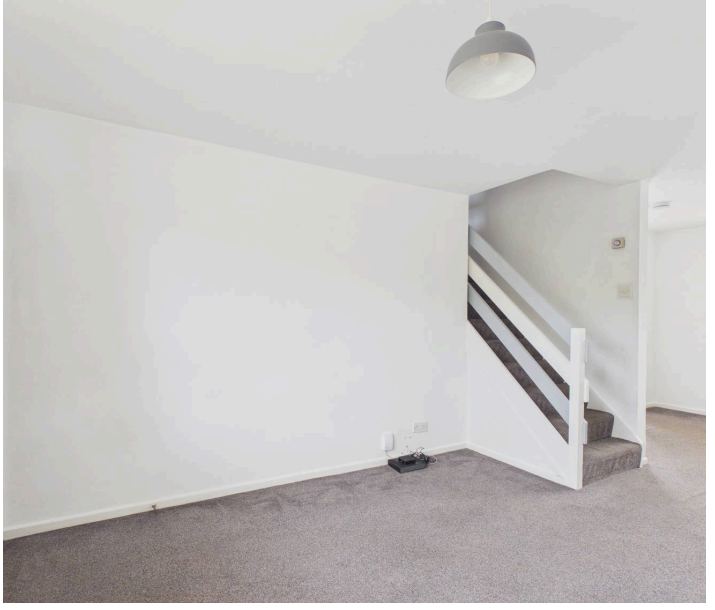
22' 0" x 11' 0" (6.71m x 3.35m)

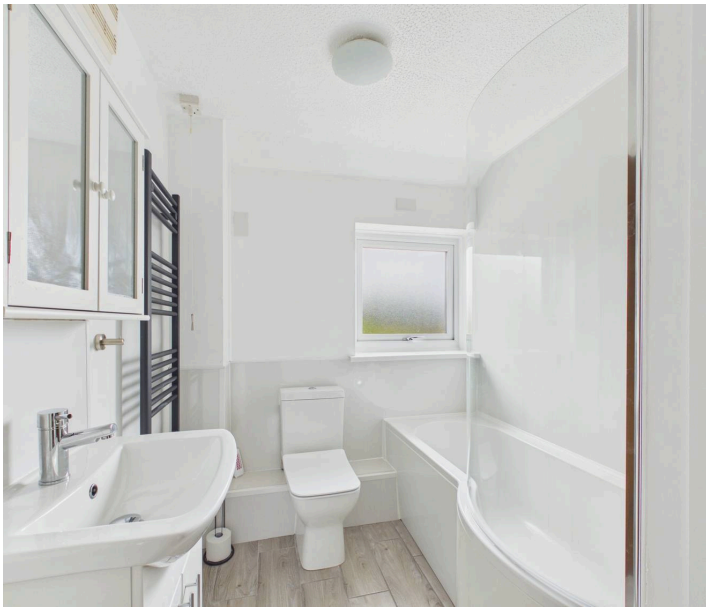
UPVC window to front and rear. Radiators. Stairs to first floor. Space for dining room table and chairs. Opening to kitchen.

Kitchen

8' 0" x 11' 0" (2.44m x 3.35m)

UPVC opaque window to rear. Glazed door to rear. Fully fitted replacement kitchen comprising eye level units base units with drawers and work surfaces over. Built-in under-stairs cupboard. Integrated hob and oven with hood. Inset stainless steel sink with mixer taps. Ceramic floor tiles. Breakfast bar. Wall mounted gas boiler providing the central heating.





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FIRST FLOOR

Landing

Radiator. Doors to bedrooms and bathroom. Loft access with pull down ladder.

Bedroom One

14' 0" x 11' 0" (4.27m x 3.35m)

UPVC window to rear with views.. Radiator. Built-in wardrobe (plumbing in place for en-suite conversion if required).

Bedroom Two

8' 0" x 11' 0" (2.44m x 3.35m)

UPVC window to front. Radiator.

Bedroom Three

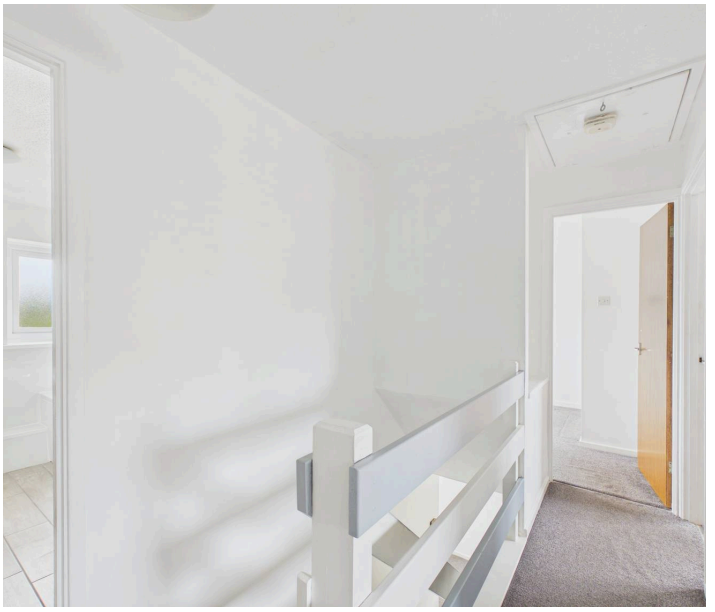
8' 0" x 8' 0" (2.44m x 2.44m)

UPVC window to front. Radiator.

Bathroom

8' 0" x 6' 0" (2.44m x 1.83m)

UPVC opaque window to rear. Low level WC. Panelled bath with mixer tap. Wash hand-basin with mixer tap. Vertical radiator. Ceramic flooring. Airing cupboard.



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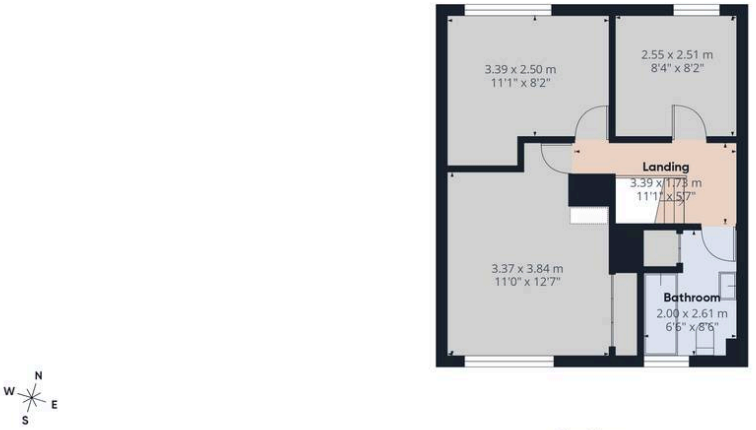
Ground Floor



First Floor

Approximate total area(1)

72.1 m²

776 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

GARDEN

Front: A low maintenance garden with paving. Rear Garden: An enclosed well maintained sunny garden with paved area for table and chairs. Laid mainly to lawn. Borders of shrubs etc. Office/summerhouse. Water tap.

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