



## Harding Close, Boverton

guide price £350,000 - £375,000

- GUIDE PRICE £350,000 - £375,000
- Spacious 4 Bedrooms Property with two reception rooms
- Downstairs Cloakroom plus family bathroom
- Off Road Parking for multiple cars with Garage
- Close to Amenities, schools, train station and Heritage Coastline
- EPC Rating: D



 4  1  2





## About the property

GUIDE PRICE £350,000 - £375,000.

This beautifully presented property is situated in the sought-after location of Boverton, Llantwit Major, within proximity to local amenities, schools both primary and secondary level, along with the stunning heritage coast line and beach of Llantwit Major, with train links for commuters.

A fantastic opportunity for a family home. The accommodation comprises of a spacious hallway leading to a bright reception room, archway to the dining room with French doors to allow access to the garden. A well-equipped kitchen and downstairs cloakroom.

Upstairs hosts 4 bedrooms with a family bathroom. Externally, the home benefits from paved off road parking room for two cars to the front of the property and a single garage that's fully powered. Gated side access and to the rear the garden has a grassed levelled area to the top level and to the lower level is patio perfect for seating, with outdoor water supply and electric.

Upgrades include, new boiler (2025) and new double glazed windows and door to the rear (2025).







## Accommodation

### Entrance Hallway

Composite front door into hallway, tiled flooring, radiator, stairs to the first floor, doors leading to all ground floor rooms, door to under stair storage.

### Lounge

16' 3" x 11' 5" ( 4.95m x 3.48m )

Spacious and bright lounge, carpeted floor, electric fire, radiator, large double glazed window overlooking the front aspect of the property.

### Dining Room

12' 6" x 9' 2" ( 3.81m x 2.79m )

Beautiful garden views from the dinning room, french doors with integral blinds leading to rear garden patio area, internal door leading to kitchen, carpeted, radiator.

### Kitchen

15' 4" max x 8' 4" ( 4.67m max x 2.54m )

The kitchen comprises of Zanussi gas hob and electric oven, extractor fan, tiled splash backs, laminate flooring, single drainer sink unit with a separate water filter tap, generous cupboard storage, plinth heater, new double glazed window overlooking the garden, new double glazed door leading to the side access / garden, new boiler, space for fridge / freezer, washing machine, tumble dryer and dishwasher.

### Downstairs Cloakroom

6' 9" x 2' 11" ( 2.06m x 0.89m )

White suite, low-level WC, wash hand basin, laminate flooring, obscure double glazed window to the side.

### First Floor Landing

Double glazed picture window, access to the loft with pull down ladder, carpeted. Access to all first floor rooms.

### Bedroom One

13' 6" x 8' 9" ( 4.11m x 2.67m )

Double glazed window overlooking the front aspect of the property, carpeted floor, built in wardrobes, radiator.

### Bedroom Two

13' x 8' 9" ( 3.96m x 2.67m )

Rear views over the garden, double glazed window, radiator, carpeted.

### Bedroom Three

10' 4" max x 9' max ( 3.15m max x 2.74m max )

Double glazed window overlooking the front aspect of the property, radiator, carpeted.

### Bedroom Four

10' 2" max x 9' max ( 3.10m max x 2.74m max )

Double glazed window with rear views, radiator, carpet floor.

### Family Bathroom

7' 3" x 6' 3" ( 2.21m x 1.91m )

White suite, bath with overhead shower, glass screening, part panelled walls, heated towel rail, wash hand basin with vanity unit, new double glazed window, lino floor.

### External

Comprising of paved off road parking for multiple cars, two steps leading up to front door, side gated access leading to the rear. This private garden consists of two level tiers, one laid to lawn and the other patio with flower beds to the rear boundary, outdoor water supply and electric.

### Garage

16' 2" x 8' 4" ( 4.93m x 2.54m )

Manual door, light and power.

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let