



hrt
herbert r thomas

54 Church Meadow, Boverton

Llantwit Major

£199,950

54 Church Meadow

Boverton, Llantwit Major

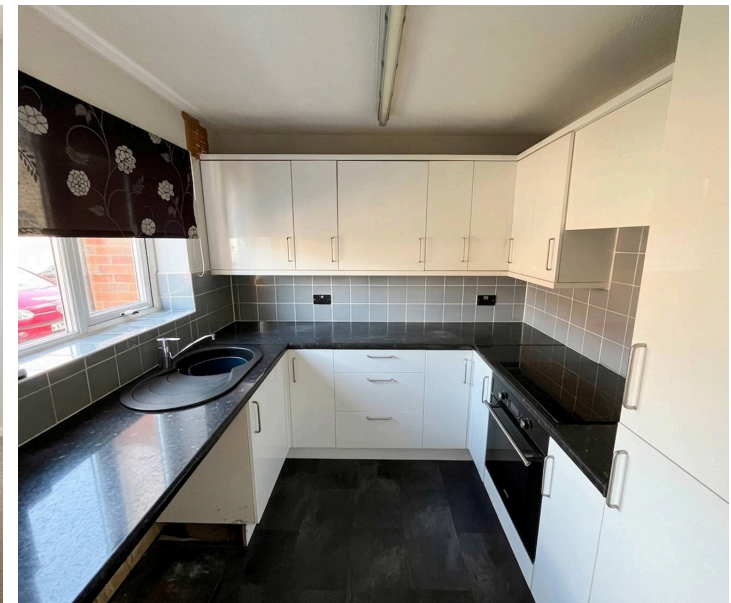
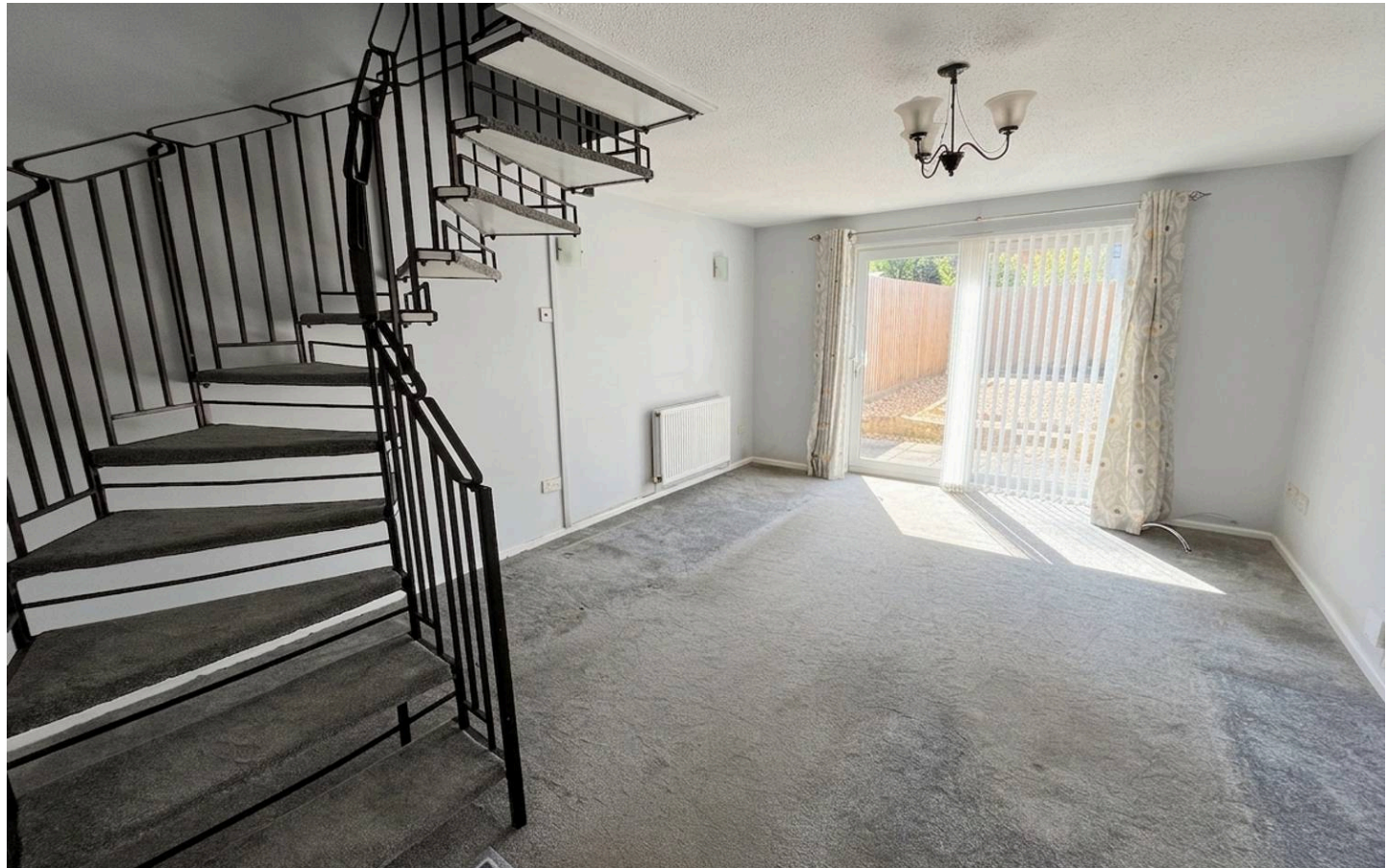
No onward chain. A well-presented **two-bedroom** home, ideal for first-time buyers or investors, set in the popular semi-rural village of **Boverton** with easy access to amenities and transport.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC

From Cowbridge, travel south signposted Llantwit Major. At Nash crossroads, turn left and continue to the roundabout. Turn left and proceed over two roundabouts. Pass through the first set of traffic lights, then turn left at the second set of lights, signposted Eglwys Brewis. Take the first right-hand turning into Church Meadow, then continue right following the road, where the property will be found on the right-hand side.





54 Church Meadow

Boverton, Llantwit Major

The property is entered via a spacious **entrance hallway**, providing access to both the **kitchen** and **lounge**. The modern fitted kitchen features a contemporary range of white units with chrome handles, complemented by black roll-top work surfaces and laminate flooring. **Integrated appliances** include a fridge and freezer, along with a **Culina oven and glass induction hob**, set against a stylish grey tiled splashback. A black sink with mixer tap sits beneath a double-glazed uPVC window overlooking the front aspect and driveway. The **Ideal combination boiler** is also housed here.

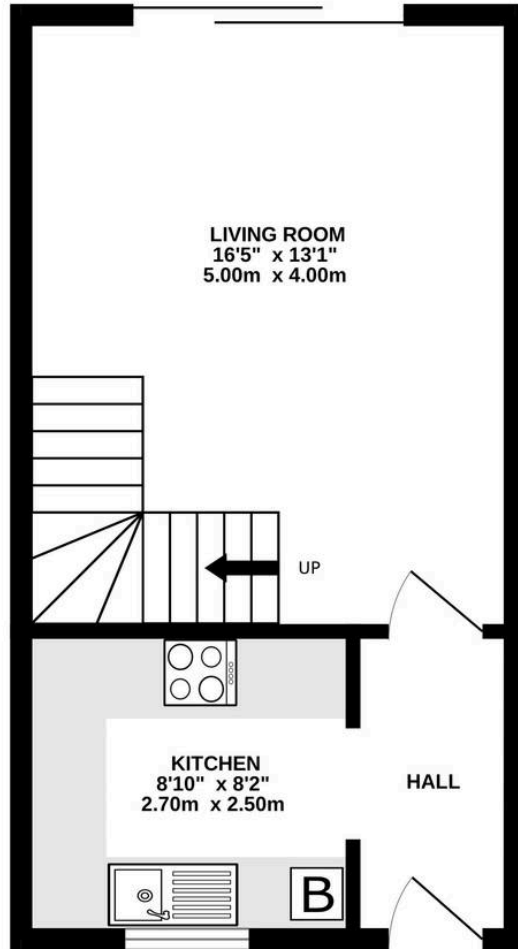
Leading from the **hallway**, the generously sized **lounge** offers a comfortable and versatile living space, with sliding patio doors opening directly onto the rear garden, allowing plenty of natural light to flood the room. A galvanised-iron staircase rises to the first floor, adding a distinctive character feature.

To the first floor, the light and airy **landing** provides access to the loft via a pull-down ladder and leads to the bedrooms and bathroom. **Bedroom One** is a well-proportioned double room, enjoying views over the rear garden through a double-glazed uPVC window. **Bedroom Two**, a small double, overlooks the front and driveway and benefits from **integrated wardrobe** and storage space.

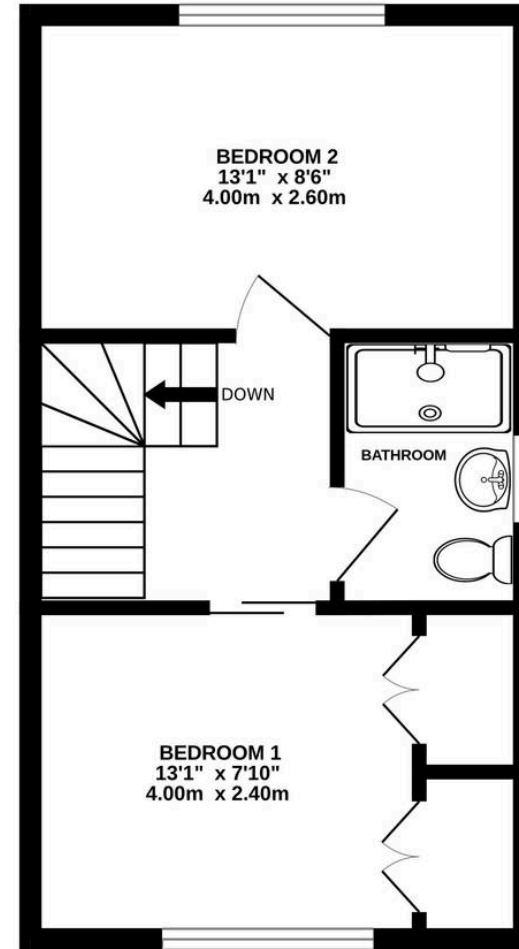
The **bathroom** is finished with lino flooring and grey tiled splashbacks, with tiles extending floor-to-ceiling. The white suite comprises a WC, wash hand basin, chrome towel radiator, and a double shower enclosure with sliding door. A frosted double-glazed uPVC window provides both natural light and privacy.



GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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.
Made with Metropix ©2026





Herbert R Thomas

Herbert R Thomas, 59 High Street - CF71 7YL

01446772911 • cowbridge@hrt.uk.com • www.hrt.uk.com/



These particulars are provided as a general guide only and do not form part of any contract offer. While believed to be accurate, they are not guaranteed. Some images may include CGI or digitally enhanced furnishings for illustrative purposes only and are not included in the sale. All negotiations must be conducted through Herbert R Thomas.