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7 Orchard Lodge, Boverton

Guide Price £450,000





## 7 Orchard Lodge

Boverton, Llantwit Major

A fantastic opportunity to acquire a property with a difference, located in a quiet tucked away position on the cul de sac, offering flexible living accommodation and presented superbly throughout. The property lies within walking distance of local shops, school and amenities of Llantwit Major and Boverton in the Vale of Glamorgan, and within easy reach of the Heritage Coastline with its beaches. 7 Orchard Lodge briefly comprises; to the ground floor - entrance porch and hallway, sitting room and dining room, kitchen, cloakroom/WC, two bedrooms, dressing room and en-suite shower room. To the first floor are three more bedrooms and a family bathroom. One of the bedrooms is currently being used as an additional sitting room. Outside there is a driveway and cottage style garden to the front, along with a garage which has been converted offering flexible use. To the rear is a wrap around mature cottage style garden offering a tranquil place to relax. The property enjoys gas central heating (serviced), NO FORWARD CHAIN, and UPVC windows and doors and French doors. Llantwit Major has bus and train stations and is a short distance from Cowbridge and Cardiff and the M4. Viewings highly recommended as the current owners have updated the property throughout, and has been priced to sell.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





## 7 Orchard Lodge

Boverton, Llantwit Major

- DETACHED FAMILY HOME.
- 5 BEDROOMS.
- FLEXIBLE LIVING SPACE.
- GCH. UPVC. CLOAKROOM/WC.
- 2 RECEPTION ROOMS.
- 2 BATHROOMS.
- MATURE GARDENS.
- DRIVEWAY. GARAGE/OFFICE.
- QUIET CUL DE SAC POSITION.
- EPC TBC.





## GROUND FLOOR

### Entrance Porch

6' 9" x 11' 1" (2.06m x 3.38m)

UPVC glazed door to front. Wood effect flooring. Glazed door to hallway with glazed side panel.

### Hallway

20' 7" x 6' 7" (6.27m x 2.01m)

Stairs to first floor. Wood effect flooring. Radiator. Storage cupboard. Doors dining room, kitchen, cloakroom/WC, and bedrooms.

### Dining Room

9' 1" x 12' 1" (2.77m x 3.68m)

UPVC patio doors to side. Opening to sitting room. Radiator. Kitchen hatch.

### Sitting Room

11' 4" x 15' 3" (3.45m x 4.65m)

UPVC window. Patio doors to hallway. Radiator. Log burner.

### Kitchen

12' 3" x 9' 10" (3.73m x 3.00m)

Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. UPVC window to rear. Glazed UPVC door to rear. Wood effect flooring. One and a half bowl stainless steel sink with mixer tap. Partially tiled walls. Integrated gas hob with oven and hood. Space for dish washer. Built in cupboard providing space for white goods. Cupboard containing the wall mounted gas boiler providing the central heating (fully serviced).

### Cloakroom/WC

5' 8" x 3' 5" (1.73m x 1.04m)

Vertical radiator. Low level WC. UPVC opaque window to rear. Wash hand basin.





#### **Bedroom**

8' 11" x 10' 6" (2.72m x 3.20m)  
UPVC window to rear. Radiator.

#### **Bedroom**

10' 4" x 9' 10" (3.15m x 3.00m)  
UPVC patio doors to rear. Radiator. Built in wardrobe.  
Opening to dressing room.

#### **Dressing Room**

5' 9" x 5' 9" (1.75m x 1.75m)  
Built in wardrobes. Door to en-suite.

#### **En-suite**

5' 9" x 9' 1" (1.75m x 2.77m)  
UPVC window to rear. Low level WC. Ceramic wash hand basin with mixer tap. Vertical radiator. Shower enclosure with mixer shower. Vinyl floor covering.

### **FIRST FLOOR**

#### **Landing**

Doors to bedrooms and family bathroom. Loft access.

#### **Bedroom**

10' 5" x 17' 6" (3.17m x 5.33m)  
UPVC windows to front and side. Radiator. Built in wardrobe.

#### **Family Bathroom**

5' 10" x 6' 9" (1.78m x 2.06m)  
UPVC window to rear. Vertical radiator. Low level WC. Wash hand basin with mixer tap. panelled bath with mixer shower over and mixer shower attachment. Airing cupboard with hot water tank. Ceramic wall tiles and floor tiles.

#### **Bedroom**

12' 1" x 8' 10" (3.68m x 2.69m)  
UPVC windows to side and rear. Radiator.

#### **Bedroom/Sitting Room**

15' 9" x 10' 5" (4.80m x 3.18m)  
Down lighting. Radiator. UPVC patio doors to balcony.





## GARDEN

Front Garden - enclosed, mature and low maintenance with paving for table and chairs etc, with side gate. Rear Garden - enclosed wrap around private garden, laid to lawn with decking, paving and shed. Mature shrubs and trees, and raised borders. Water tap.

## GARAGE

Single Garage

Garage (currently not useable as a garage) - converted and used as a store and utility area. Potential to be used as an office or treatment room. 16' x 8'.

## DRIVEWAY

4 Parking Spaces

Driveway for circa 4 cars.









## Chris Davies Estate Agents

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