





27 Harding Close

Boverton, Llantwit Major

A superb opportunity to acquire a fully renovated DETACHED FAMILY HOME with summerhouse located in a quiet and mature location of Boverton, Llantwit Major. Briefly the property comprises to the ground floor; entrance hallway, sitting room, dining room, replacement kitchen and cloakroom/WC. To the first floor there are four bedrooms and a family bathroom. Outside there is an enclosed garden to the side and a WESTERLY rear garden with a SUMMERHOUSE (which includes under floor heating) and driveway. The property enjoys UPVC double glazed windows and doors, and gas central heating with COMBINATION BOILER. A superb opportunity to acquire a fantastic family home on a well respected development. Please note, there is potential for an extension to the side, subject to the usual planning consents. 27 Harding Close is walking distance from local shops, schools, bus & train stations, and amenities, and within easy reach of the Heritage Coastline and beaches, M4 and towns of Cowbridge, Barry and Bridgend.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





27 Harding Close

Boverton, Llantwit Major

- DETACHED FAMILY HOME.
- 4 BEDROOMS. CLOAKROOM/WC.
- 2 RECEPTION ROOMS.
- FULLY RENOVATED THROUGHOUT.
- GCH COMBI. UPVC. SUMMERHOUSE.
- IMPRESSIVE CORNER PLOT.
- DRIVEWAY. READY TO MOVE INTO.
- MATURE WELL REGARDED LOCATION.





GROUND FLOOR

Entrance Hallway

Wood effect flooring. Radiator. Stairs to first floor. Under-stairs cupboard. Doors to cloakroom/WC, kitchen and sitting room.

Cloakroom/WC

2' 11" x 6' 1" (0.89m x 1.85m)

UPVC opaque window to side. Low level WC. Wall mounted ceramic wash hand-basin. Radiator. Built-in storage cupboard.

Sitting Room

16' 4" x 11' 11" (4.98m x 3.63m)

UPVC window to front. Radiator. Fireplace with coal effect gas fire. Wood effect flooring. Opening to dining room.

Dining Room

13' 1" x 9' 6" (3.99m x 2.90m)

UPVC French doors to rear. Wood effect flooring. Radiator. Doorway to kitchen.

Kitchen

8' 4" x 15' 3" (2.54m x 4.65m)

UPVC window to rear. Fully fitted kitchen comprising eye level units, base units with drawers and work surfaces over. Integrated gas hob with electric oven with hood. Inset one and a half bowl sink with mixer tap. Space for domestic appliances. Partially tiled walls. Wood effect flooring. Down lighting. UPVC glazed door to side. Wall mounted Baxi combination boiler providing the gas central heating and hot water.





FIRST FLOOR

Landing

Loft access. Doors to bedrooms and bathroom.

Bedroom One

9' 1" x 16' 6" (2.77m x 5.03m)

UPVC window to front. Radiator. Wardrobes being left with property.

Bedroom Two

8' 10" x 13' 1" (2.69m x 3.99m)

UPVC window to rear. Radiator.

Bedroom Three

9' 1" x 7' 10" (2.77m x 2.39m)

UPVC window to rear. Radiator.

Bedroom Four

5' 8" x 10' 4" (1.73m x 3.15m)

UPVC window to front. Radiator. Over-stairs cupboard. Window seat cupboard for storage.

Family Bathroom

6' 2" x 7' 4" (1.88m x 2.23m)

UPVC opaque window to side. Vertical radiator. Ceramic tiled walls. Pedestal wash hand basin. Low level WC. Panelled bath with mixer shower over. Ceramic floor tiles. Down lighting.





GARDEN

Summerhouse Dimensions: 17' 3" x 9' 0" (5.25m x 2.74m). Laminate wood effect flooring. Bifold glazed doors. Door to workshop/DIY room with UPVC window to side. Down lighting. Underfloor heating (electric).

GARDEN

Rear Garden - Enclosed and laid to lawn. Water tap. Well presented. Paved area for table and chairs. Opening on to side garden. Side Garden - enclosed and laid to lawn with gate.

DRIVEWAY

1 Parking Space

Gated driveway for one car.







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HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.