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herbert r thomas

54 Church Meadow, Boverton

Llantwit Major

£199,950

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Boverton, Llantwit Major

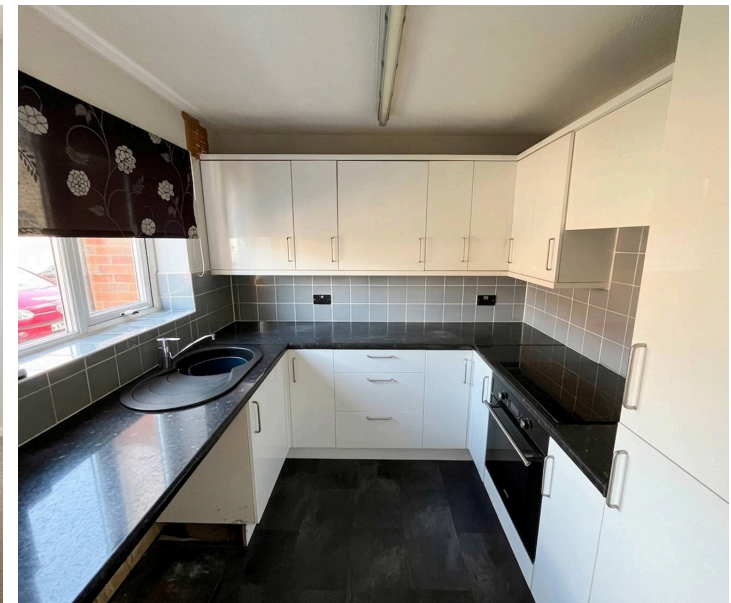
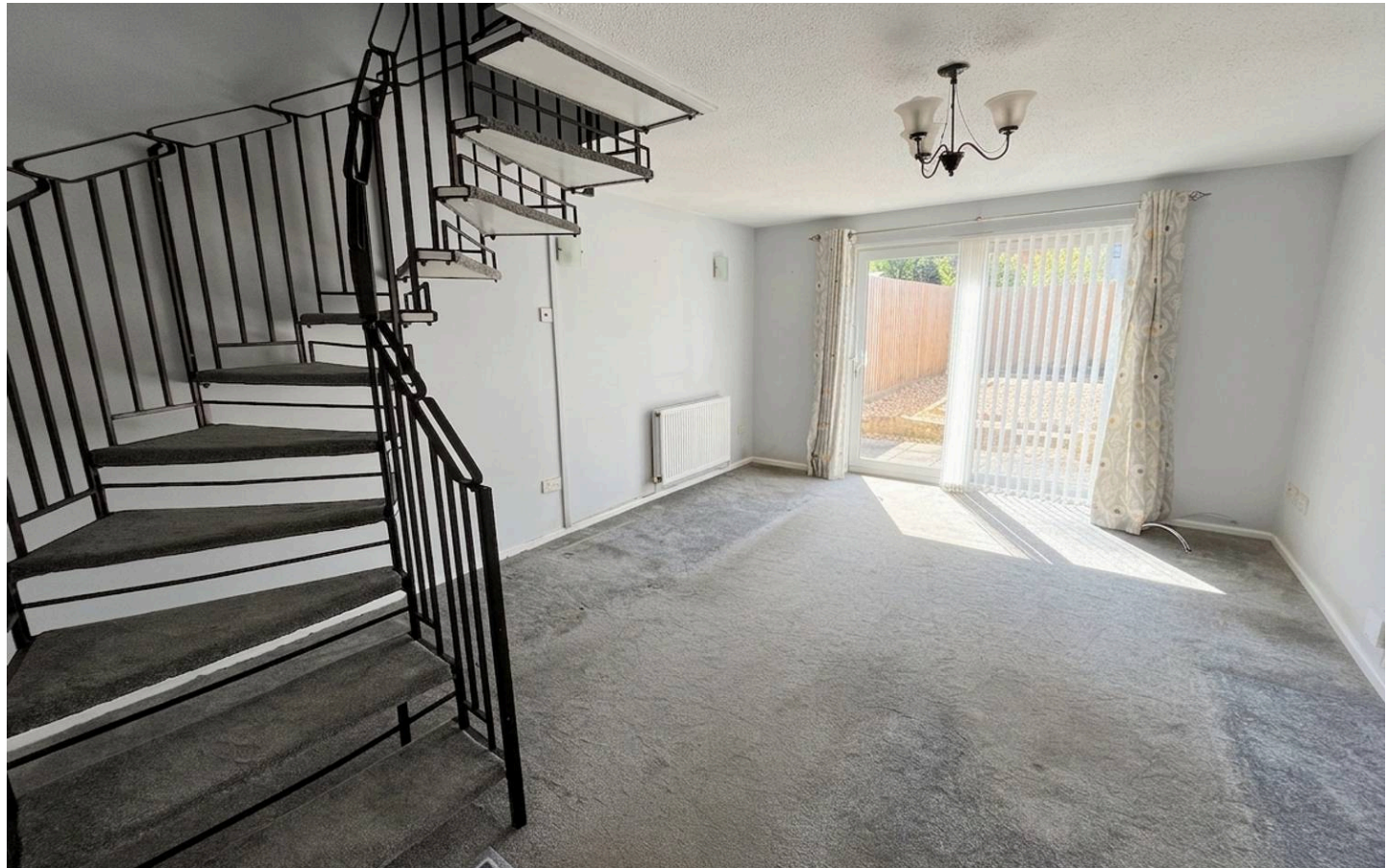
No onward chain. A well-presented **two-bedroom** home, ideal for first-time buyers or investors, set in the popular semi-rural village of **Boverton** with easy access to amenities and transport.
Council Tax band: C

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

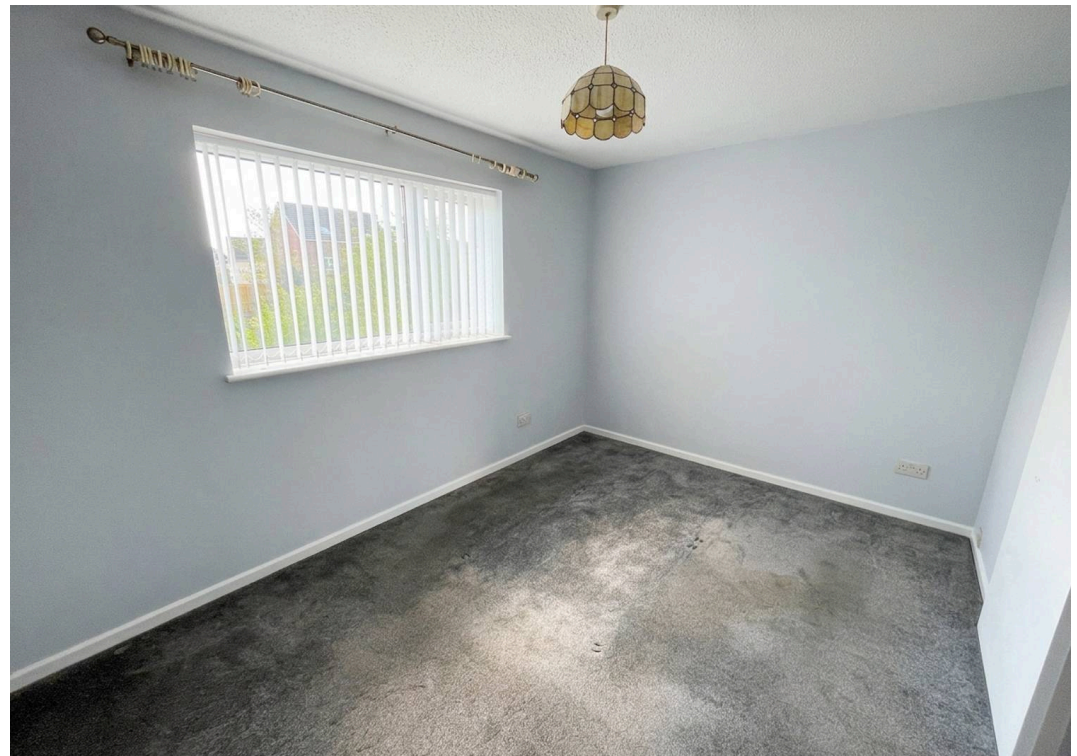
Boverton, Llantwit Major

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.



AWAITING FLOORPLANS



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