

15 Gaskell Close

Boverton, Llantwit Major, CF61 1GY

Price £490,000

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A lovely detached, four-bedroom, property situated in the village of Boverton. The accommodation briefly comprises two reception rooms, a spacious open-plan kitchen/diner and a living room with direct access to the external decking area. There is also a downstairs WC and a converted garage, providing additional versatile space. To the first floor is a generous master bedroom featuring a large window overlooking the garden, together with three further well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a large private garden, featuring an extensive patio area with a barbecue, providing an excellent space for entertaining. Further benefits include a private driveway with an electric vehicle charging point.

The property is situated in the village of Boverton, just a short distance from Llantwit Major. The village offers a selection of local amenities, including shops and a traditional pub, all within walking distance. Nearby Llantwit Major provides a wider range of facilities, including independent shops, cafés, pubs, schools and leisure facilities, alongside its historic town centre. The Heritage Coastline and Llantwit Major Beach are also easily accessible, providing pleasant coastal walks and opportunities to enjoy the surrounding countryside. The town benefits from a railway station with links to Bridgend and Cardiff, whilst the nearby coastal road provides convenient access to the surrounding areas.

- Spacious Detached Property
- Large Private Garden
- Off Road, Driveway Parking
- Walking Distance to Local Amenities
- EPC Rating: C
- Four Good Sized Bedrooms
- Open-Plan Living/Kitchen Space
- Llantwit Major School Catchment
- Planning Permission Granted For First Floor Extension

Accomodation

Ground Floor

Entrance Hall 11'2 x 10'8 (3.40m x 3.25m)
Property is entered via composite wood effect door with opaque glaze vision panels through to entrance hall. Opaque glazed window to side of door. Wood-effect flooring. Skimmed walls. Inset ceiling spotlighting. Textured ceiling. Radiator. Stairs to first floor. Under-stairs cupboard perfect for storage.

Converted Garage 8'9 x 16'5 (2.67m x 5.00m)
Currently used as a storage/utility space. Large uPVC windows looking to front elevation. Fitted carpets. Radiator. Textured walls. Textured ceiling. Extractor fan.

WC 6'8 x 3'0 (2.03m x 0.91m)
Two-piece suite with features to include: low-level dual-flush hidden cistern WC. Vanity unit with inset sink, chrome mixer tap and storage below. Half-tiled walls. Skimmed walls. Ceiling spotlights. uPVC obscure glaze window to front of the property.

Kitchen/Dining 18'5 x 19'5 (5.61m x 5.92m)
Fitted shaker style kitchen in grey with features to include: a range of wall and base units with wood-effect countertops, matching upstands and tiled splashbacks. Inset 1.5 bowl sink with draining groves and matt black swan neck mixer tap. Integrated full-length fridge and freezer behind matching decor doors. Integrated AEG dishwasher behind decor door. Baxi boiler housed to cupboard. Inset AEG microwave and oven/grill. AEG induction four-ring hob with extractor fan over. Space for washing machine and dryer. Large island with wood effect countertops and matching shaker style cupboards. Seating around island. Inset wireless charging point in island countertop. Large uPVC window overlooking the front of the property. Vertical wall mounted radiator. Inset ceiling spotlighting. Coving. Continuation of wood-effect flooring from hall. uPVC obscure glaze door out to side of property,

Living Room 16'2 x 12'3 (4.93m x 3.73m)
Continuation of wood-effect flooring from kitchen. Bifolding uPVC doors opening onto outside decked area. Inset ceiling spotlighting. Coving, Skimmed walls. Radiator behind wood-effect decorative cover.

Conservatory 11'10 x 8'10 (3.61m x 2.69m)
Bifolding uPVC doors through to conservatory. uPVC double-glazed. Tiled flooring. Vertical wall-hung radiator. Inset ceiling spotlights. Wall mounted lighting. uPVC door opening to outdoor decking. Lovely views to rear garden.

First Floor

Landing 8'3" x 9'0" (2.51m x 2.74m)
Quarter turn staircase from ground floor to first floor landing. Fitted Carpets. Skimmed Walls. Inset ceiling spotlighting. uPVC window out to front elevation. Loft access hatch.

Master Bedroom 16'1 x 8'11 (4.90m x 2.72m)
A spacious master bedroom with large uPVC window looking out to the rear garden. Radiator. Fitted carpets. Skimmed Walls. Coving. Textured ceiling. Inset ceiling spotlighting.

Bedroom Two 13'7 x 8'11 (4.14m x 2.72m)
Good sized double bedroom with large uPVC window looking out to the rear garden. Radiator. Fitted carpets. Skimmed Walls. Textured ceiling. Inset ceiling spotlighting.

Bedroom Three 10'5 x 10'9 (3.18m x 3.28m)
Double bedroom with large uPVC window looking out to the front elevation, letting in lots of natural light. Radiator. Fitted carpets. Skimmed Walls. Textured ceiling. Inset ceiling spotlighting.

Bedroom Four 10'8 x 9'0 (3.25m x 2.74m)
uPVC window to front elevation of property. Fitted carpets. Radiator. Skimmed walls. Textured ceiling. Inset ceiling spotlighting.

Bathroom 7'8 x 6'3 (2.34m x 1.91m)
Four-piece fitted suite with features to include: Low level, dual flush hidden cistern WC. Vanity unit containing inset sink with chrome mixer tap and storage below. Shower cubicle with rainfall shower head and wall-mounted handheld shower attachment. Bath with hot and cold chrome taps. Fully tiled walls. Inset ceiling spotlighting. Laminate grey wood effect flooring. Two wall mounted heated towel rails. Opaque glazed window to the front of the property.

Outside
The property is entered off of Gaskell Close onto a private paved driveway with ample space for parking, an EV charging point and outdoor power socket. The property is made enclosed by a composite fence with side access gate to paved path around the property. Parcel of lawn to the front, wrapping around the property with planted borders, providing privacy. To the rear of the property there is a composite decked area with built-in barbecue area, prefect for al fresco dining. Paved stairs lead up to a paved patio area, featuring large-format patio slabs providing ample space for outdoor seating and entertaining. Timber garden shed situated on the paved patio area. Stairs lead from the lower decked area to the rear lawn, enclosed by a dwarf wall, with pathway extending around the side of the property to the front.

Services
Combination gas boiler housed to kitchen cupboard. Mains services throughout.
Planning Permission has been granted for a first floor extension above the existing converted garage with a rear extension Application number: 2023/00477/FUL

















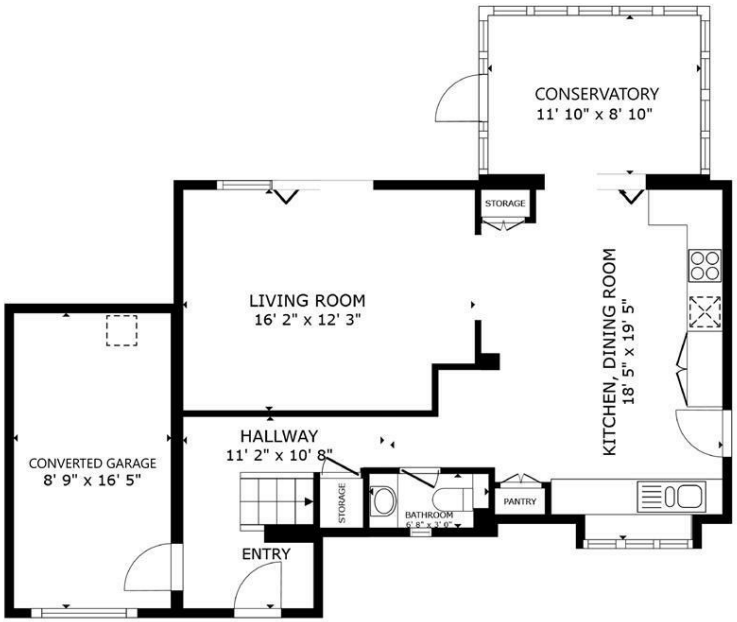




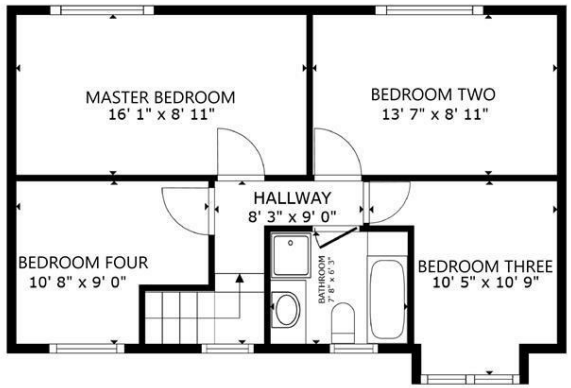








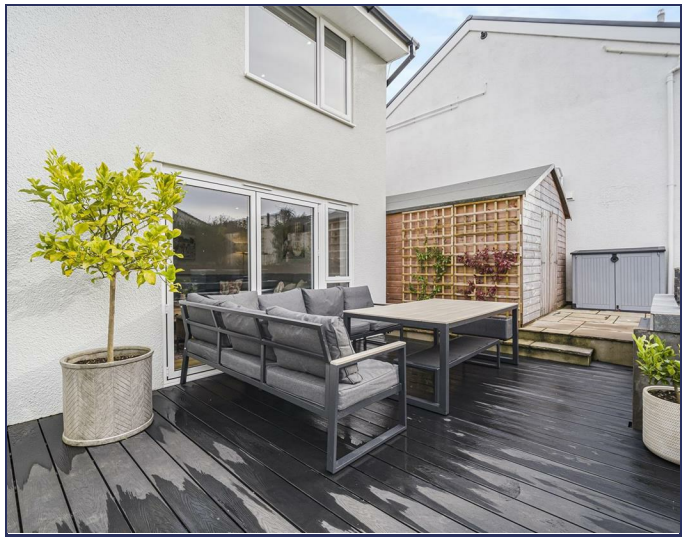
FLOOR 1

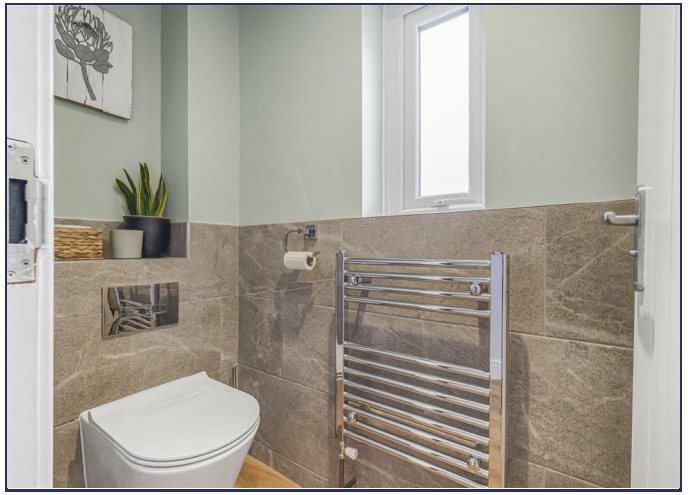


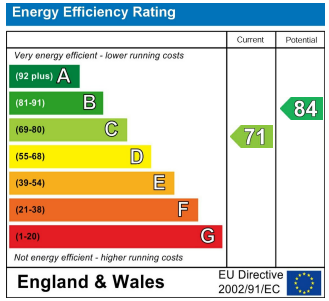
FLOOR 2

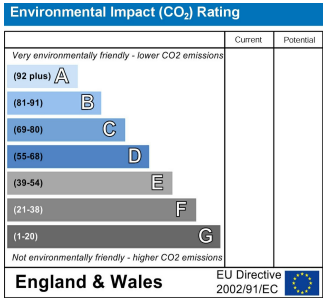
GROSS INTERNAL AREA
FLOOR 1 859 sq.ft. FLOOR 2 557 sq.ft.
TOTAL : 1,416 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









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