



Eagleswell Road, Boverton, Llantwit Major

offers over £350,000

- Short distance to the town centre and local cafés, shops and amenities
- Well-connected for commuters with nearby train station
- Comfortable living space ideal for both everyday life and entertaining
- Light-filled conservatory perfect for enjoying the garden year-round
- Generous private garden, ideal for outdoor dining and family time
- Ample parking and garage for convenience and ease
- Offered with no ongoing chain for a smooth and stress-free move
- EPC Rating: Awaited



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About the property

To be sold with no ongoing chain, this bungalow offers a convenient lifestyle just moments from the heart of the town. With its welcoming community feel, excellent local amenities, reputable schools, and easy access to the train station, this location perfectly balances peaceful living with everyday practicality.

The property itself provides well-proportioned and versatile accommodation, briefly comprising a central hallway, a comfortable lounge ideal for both relaxing and entertaining, a functional kitchen, three bedrooms, a family bathroom, and a bright conservatory that offers an inviting space to enjoy the garden throughout the seasons.

Externally, the home truly comes into its own. A generously sized, fully enclosed rear garden provides a private haven for outdoor dining, gardening, or simply unwinding. To the front, a garage and ample off-road parking for at least three vehicles ensure convenience for modern living. This is a fantastic opportunity for those seeking a peaceful yet well-connected lifestyle in a highly regarded community.





Accommodation

Porch

Enter the property through a uPVC front door into the porch, with a glazed door leading into the hallway.

Hall

Doors leading to the lounge, kitchen, bathroom and all bedrooms; radiator and wood flooring.

Living Room

15' 1" x 12' 3" (4.60m x 3.73m)

Front-facing uPVC window, feature electric fire with surround and hearth, radiator, carpeted flooring.

Kitchen

12' 2" x 9' 5" (3.71m x 2.87m)

Fitted with a range of base and wall units with contrasting work surfaces and tiled surrounds, stainless steel sink and drainer with mixer tap, integrated fridge, built-in double gas oven, electric hob with extractor hood over, space and plumbing for white goods, cupboard housing the combi boiler, uPVC window to the rear and door to the side, tiled flooring, radiator.

Bedroom One

11' 11" x 10' (3.63m x 3.05m)

uPVC window to the front. radiator, laminate flooring.

Bedroom Two

11' 11" x 9' 10" (3.63m x 3.00m)

uPVC window to the side. radiator, carpeted flooring.

Bedroom Three

8' 1" x 8' (2.46m x 2.44m)

uPVC French doors leading into conservatory. Carpeted flooring.

Conservatory

11' 5" x 10' 3" (3.48m x 3.12m)

uPVC and block built construction. uPVC French doors leading out to the rear garden. Radiator, tiled flooring.

Bathroom

Fitted with a low level WC, wash hand basin set into a vanity unit and a walk-in shower cubicle with glass surround, fully tiled with wood effect laminate flooring, towel rail radiator, spotlights, and a uPVC opaque window to the rear.

Garden

To the front of the property is an enclosed garden with a block paved driveway providing off-road parking for up to three vehicles, leading to the garage.

To the rear is a fully enclosed garden laid to a combination of lawn and patio, with mature planting and a decked seating area, summerhouse and storage shed to remain, and gated side access.

Garage

Fitted with an up and over door. Light and power.

Floorplan



Total floor area 91.8 m² (988 sq.ft.) approx

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