



## 27 Harding Close, Boverton

£379,950 Freehold

DETACHED FAMILY HOME. • 4 BEDROOMS. CLOAKROOM/WC. • 2 RECEPTION ROOMS. EPC C69. • FULLY RENOVATED THROUGHOUT. • GCH COMBI. UPVC. SUMMERHOUSE. • IMPRESSIVE CORNER PLOT. • DRIVEWAY. READY TO MOVE INTO. • MATURE WELL REGARDED LOCATION.





A superb opportunity to acquire a fully renovated DETACHED FAMILY HOME with summerhouse/office 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/OFFICE (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: C

EPC Environmental Impact Rating: D





**GROUND FLOOR**

**Entrance Hallway**

Wood effect flooring. Radiator. Stairs to first floor. Understairs 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 (currently disconnected). 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.

As hob with electric oven with hood. Inset one bowl sink with mixer tap. Space for domestic partially tiled walls. Wood effect flooring. Down C glazed door to side. Wall mounted Baxi combination boiler providing the gas central heating and





## 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.





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