





58 Church Meadow

Boverton, Llantwit Major

NO FORWARD CHAIN with this mid terrace traditional home, located in a popular semi rural location of Llantwit Major, Vale of Glamorgan. The property comprises, entrance hallway, kitchen, and sitting/dining room to the ground floor. To the first floor are two bedrooms and a bathroom. Outside to the front is a driveway for one car, and an enclosed private and sunny garden to the rear. The property enjoys gas central heating with a combination boiler and UPVC windows and doors. Church Meadow is within walking distance of the local shops schools and amenities of Llantwit Major and within easy reach of the Heritage Coastline and beaches. An ideal first time buy or for a buyer looking to downsize. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- MID TERRACED HOME.
- 2 BEDROOMS.
- NO FORWARD CHAIN.
- DRIVEWAY. EPC TBC.
- UPVC. GCH. FRENCH DOORS.
- IDEAL FIRST TIME BUY.
- IN NEED OF MODERNISING.
- QUIET SEMI RURAL POSITION.





GROUND FLOOR

Entrance Hallway

UPVC front door. Opening to kitchen. Door to sitting room.

Kitchen

7' 11" x 7' 10" (2.41m x 2.39m)

UPVC window to front. Gas Baxi boiler providing the central heating. Fitted base and wall units with work surface over. Stainless steel sink with mixer tap. Space for white goods and cooker.

Sitting Room

11' 9" x 16' 8" (3.58m x 5.08m)

UPVC French doors to rear. Stairs to first floor. Radiator.

FIRST FLOOR

landing

Doors to bedrooms and bathroom. Loft access.

Family Bathroom

4' 10" x 7' 10" (1.47m x 2.39m)

UPVC opaque window to front. Panelled bath with electric mixer shower over. Vertical radiator. Low level WC and pedestal wash hand basin.

Bedroom 1

8' 9" x 11' 9" (2.67m x 3.58m)

UPVC window to rear. Wardrobes. Radiator.

Bedroom 2

6' 11" x 10' 9" (2.11m x 3.28m)

UPVC window to front. Radiator. Airing cupboard with hot water tank.





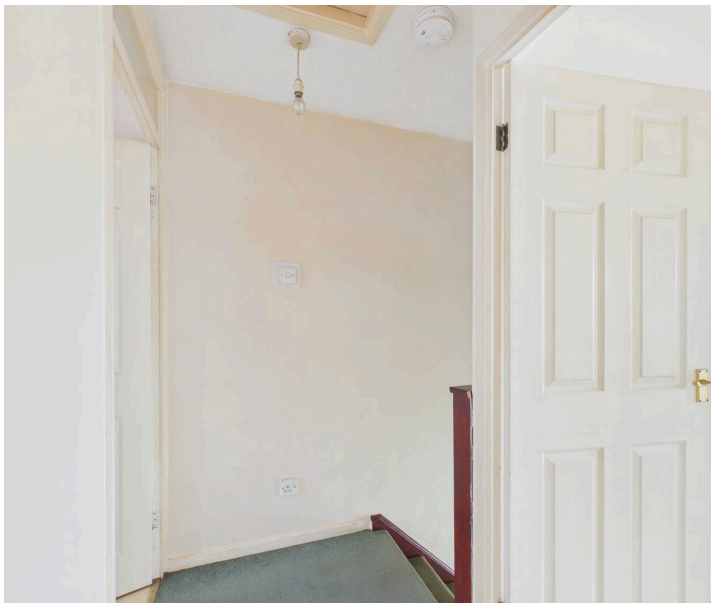
GARDEN

Rear garden - enclosed and private.

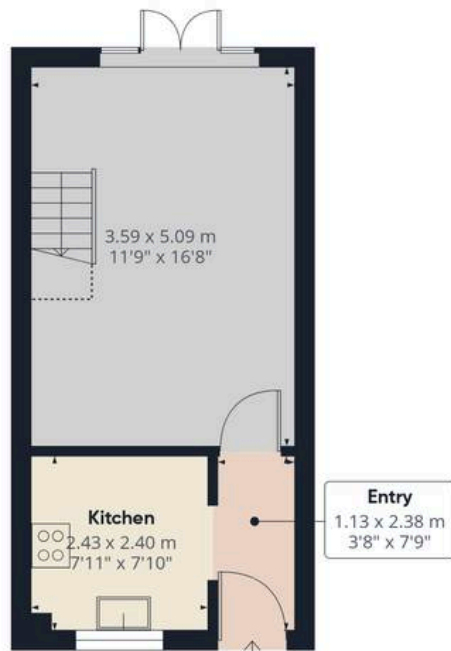
DRIVEWAY

1 Parking Space

Driveway for 1 car.







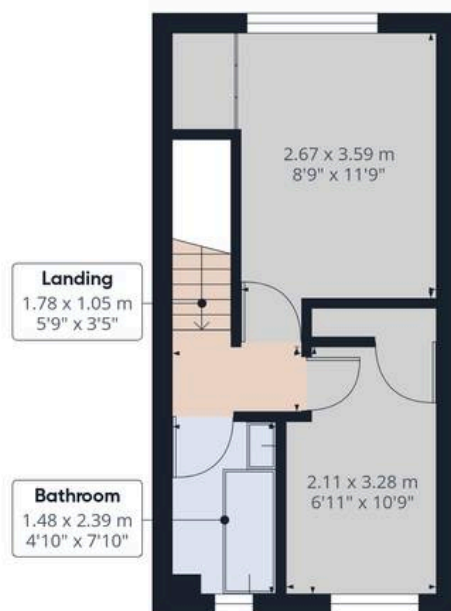
Ground Floor

Approximate total area⁽¹⁾

51.2 m²
551 ft²

Reduced headroom

1.2 m²
12 ft²



First Floor

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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