

South View

BOVERTON, LLANTWIT MAJOR, CF61 2AW

GUIDE PRICE £235,000

**Hern &
Crabtree**



South View

An immaculate modern end of terrace property situated in this highly regarded, small development on the fringe of Llantwit Major.

This lovely two double bedroom home offers a lovely enclosed garden, double driveway parking and modern fittings throughout and viewings of the property come highly recommended to fully appreciate.

The accommodation in brief comprises: entrance hall, a light lounge, open plan kitchen/ dining room with french doors to the lovely garden and a useful ground floor cloakroom complete the ground floor. Upstairs are two spacious double bedrooms, both offering fitted wardrobes and a modern shower room.

The property is ideally situated in a lovely position with lovely outlooks to the front and rear. Boverton is a popular location, situated on the outskirts of Llantwit Major. Particularly sought after for it's convenient access to a range of amenities, including shops, supermarkets, cafes, schools & leisure facilities, all within easy reach. The property is also ideal for those who enjoy the outdoors, with the stunning Glamorgan Heritage coastline just a short distance away, offering miles of scenic coastal walks. Excellent transport links are available via Llantwit Major train station, while nearby road networks offer convenient commuting throughout South Wales.



Approx sq ft

Entrance hall

The property is entered through panelled door into the entrance hall. Staircase rising to the first floor. Radiator. Feature flooring. White panelled colonial style door to:

Lounge

A light and spacious reception room. Double glazed window to the front elevation. Smooth plastered ceiling. Feature flooring. Two panelled radiators. White panelled colonial style door to the inner lobby area.

Inner lobby

Smooth plastered ceiling. Smoke detector. Ceiling light. Door to

Cloakroom

A useful, ground floor cloakroom. Fitted with a modern two piece suite in white comprising: low level WC and pedestal wash hand basin with tiled splashback. Extractor. Spotlight to the ceiling. Feature flooring.

Kitchen / dining room

A light and spacious open plan kitchen/ dining room.

Beautifully presented and looking out on to the lovely enclosed rear garden. This offers a wonderful space for relaxing and entertaining.

Kitchen area

Well designed and fitted, offering a range of matching wall and base units with cupboards and drawers with ample storage facilities. White doors with complementary grey worktops over & splashbacks. Integrated electric oven with electric hob and chimney style extractor fan above. Integrated dishwasher. Integrated fridge and freezer. Integrated washing machine. Inset stainless steel sink drainer unit with mixer tap above.

Dining area

Ample space for dining table and chairs. Feature double glazed double opening french door to the rear elevation with access to the enclosed garden with double glazed windows adding additional light into the room. Radiator. Built in pantry style cupboard of good size. Smooth plastered ceiling. Continuation of feature flooring,

Landing

Access to the loft space with hatch. Smoke detector. White panelled colonial style doors to both double bedrooms and shower room.

Bedroom one

A beautifully presented, light and spacious principal bedroom. Double glazed window to the front elevation with a lovely aspect. Radiator. Smooth plastered ceiling. A spacious built in cupboard over the bulk head. Built in wardrobe and space for additional wardrobes. Radiator.

Bedroom two

A lovely second double bedroom with double glazed window to the rear elevation offering aspect to the rear garden. Radiator. Smooth plastered ceiling. Fitted triple wardrobes offering excellent storage facilities.

Shower room

A modern three piece suite in white comprising: walk in shower cubicle with mains pressure shower and glass door & screen, pedestal wash hand basin with tiled splashback and low level WC. Smooth plastered ceiling. Extractor. Obscure, double glazed window to the rear elevation. Radiator. Feature flooring.

Outside front

To the front of the property is a double driveway offering ample off road parking. Pedestrian access to the rear garden.

Outside rear

To the rear of the property is an enclosed, well established garden, laid mainly to lawn with attractive borders and timber fencing. Outside cold water tap. Paved patio area ideal for outdoor table and chairs. Timber garden shed. Pedestrian gate allows access to the front of the property.

Additional information

Disclaimer

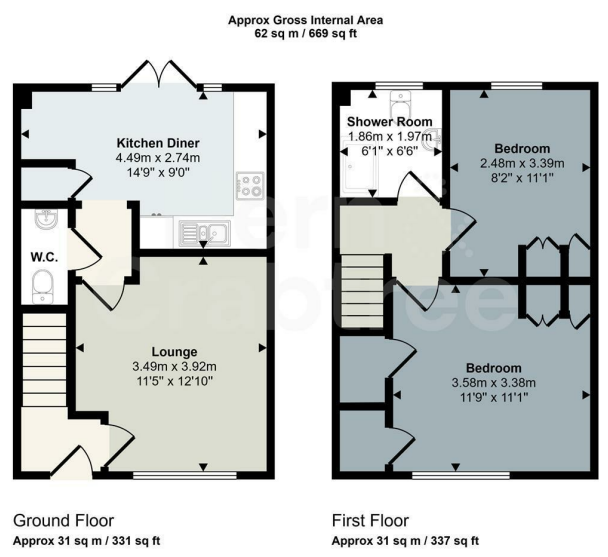
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to

Council Tax Band:

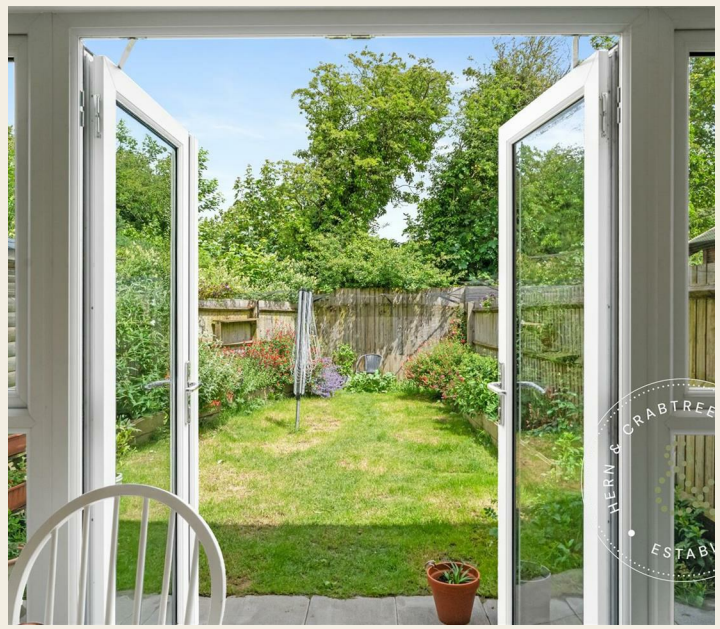
remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.