



Glan Hafon 119, Boverton Road, Llantwit Major
£675,000



Glan Hafron 119, Boverton Road

Llantwit Major, Llantwit Major

Superb 1905 period extended detached family home, located in a respected mature location of Llantwit Major, walking distance from local schools, shops...

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- DETACHED FAMILY HOME.
- 5 BEDS. 4 RECPS. EN-SUITE.
- CONSERVATORY. UTILITY.
- 4 OUTBUILDINGS. PARKING.
- RARELY AVAILABLE.
- EXTENDED. EPC E45.





GROUND FLOOR

Conservatory

Dimensions: 20' 7" x 9' 10" (6.27m x 2.99m). Marble flooring. South facing. French doors to front.

Porch Front entrance door. Marble flooring. Door to hallway.

Hallway Dimensions: 16' 8" x 6' 0" (5.08m x 1.83m). Doors reception rooms and shower room. Staircase to first floor.

Sitting Room

Dimensions: 14' 7" x 12' 0" (4.44m x 3.65m). Sash windows. Door to conservatory. Radiator. Marble fireplace surround.

Living Room

Dimensions: 13' 7" x 19' 9" (4.14m x 6.02m). UPVC windows. Marble fireplace surround with gas fire. Radiator.

Dining Room Dimensions: 13' 7" x 9' 5" (4.14m x 2.87m). UPVC window. Built in storage. Gas boiler (2016) providing the central heating and hot water. Radiator. Door to kitchen.

Kitchen

Dimensions: 13' 11" x 10' 1" (4.24m x 3.07m). Windows. Partially tiled walls. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Electric hob and oven and grill. Built in fridge freezer. Door to utility.

Utility

Dimensions: 16' 8" x 6' 11" (5.08m x 2.11m). Fitted base units with drawers and Sink, and eye level units. Washing machine. Built in fridge. UPVC windows and doors. Storage area leading to reception room 4.





Reception Room 4/Study

Dimensions: 10' 10" x 13' 6" (3.30m x 4.11m). Stone fireplace with electric fire. Windows to rear and side.

Shower Room Dimensions: 7' 10" x 9' 4" (2.39m x 2.84m). Wash hand basin. WC. Shower enclosure. Ceramic floor tiles. Radiator. UPVC window to side.

FIRST FLOOR

Landing Dimensions: 17' 11" x 20' 1" (5.46m x 6.12m). Doors to bedrooms and family bathroom. Radiator. Large storage cupboard.

Bedroom 1

Dimensions: 16' 0" x 13' 6" (4.87m x 4.11m). UPVC window to front. Built in wardrobes. Radiator. Sliding door to en-suite.

En-Suite

Dimensions: 6' 0" x 6' 1" (1.83m x 1.85m). Wash hand basin. Panelled bath with mixer tap and shower over. Low level WC.

Bedroom 2

Dimensions: 15' 4" x 12' 1" (4.67m x 3.68m). UPVC window to front. Radiator.

Bedroom 3

Dimensions: 13' 2" x 10' 11" (4.01m x 3.32m). Sash window to rear. Window to side. Built in wardrobes. Radiator.

Bedroom 4

Dimensions: 13' 5" x 9' 10" (4.09m x 2.99m). Sash window. Built in wardrobes. Radiator.

Bedroom 5

Dimensions: 10' 3" x 9' 7" (3.12m x 2.92m). Sash window to rear. Radiator.

Family Bathroom

Dimensions: 6' 8" x 6' 1" (2.03m x 1.85m). Sash window to rear. Wash hand basin with mixer tap. WC. Panelled bath with mixer tap and shower over. Radiator.





OUTSIDE

Front Garden

Enclosed, level, and laid mainly to lawn. Mature shrubs. Path and steps to front entrance. South facing.

Driveway

An impressive driveway leading to the rear parking area.

Parking Area

Providing ample off road parking.

Rear Garden

WC. Low maintenance garden with stone paving and block paviour. Enclosed. Mature borders. Trees.

Outbuilding 1

Dimensions: 11' 11" x 15' 0" (3.63m x 4.57m).

Outbuilding 2

Dimensions: 15' 1" x 9' 1" (4.59m x 2.77m).

Outbuilding 3

Dimensions: 14' 10" x 9' 6" (4.52m x 2.89m).

Outbuilding 4

Dimensions: 14' 10" x 8' 2" (4.52m x 2.49m).





119 Boverton Road

Approximate Gross Internal Area
2680 sq ft - 249 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street - CF61 1XY

01446 792020

llantwitmajor@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.