





7 Church Meadow

Boverton, Llantwit Major

IMPRESSIVE CORNER PLOT with this detached family home with CONSERVATORY and PLANNING TO EXTEND, providing flexible living accommodation. 7 Church Meadow is located on the popular semi rural Church Meadow development of Llantwit Major, within easy reach of local shops, schools and the Heritage Coastline and beach. Briefly the accommodation comprises entrance hallway, sitting/dining room, cloakroom/WC, kitchen, utility room and conservatory to the ground floor. To the first floor there are three bedrooms and family bathroom with views of the local countryside to the rear. Outside is an IMPRESSIVE BLOCK PAVIOUR DRIVEWAY to the front with parking for approximately five cars with a car charging point, and to the rear is a private westerly garden. The property enjoys UPVC windows, gas central heating with a combination boiler, and UNDERFLOOR HEATING to the conservatory. Viewings are highly recommended to fully appreciate the quiet location, and feeling of space to the ground floor.





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Recent planning permission is in place for a two storey extension to the side and a single storey extension on the rear. The approved planning permission reference is 2022/01322/FUL. The sellers have had building regulation approval, structural calculations completed and build over agreement completed. Please note there is planning in place to build a three bedroom detached house to the right of 52 Eagle Road on the plot of land there, which is east of 7 church meadow.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- DETACHED FAMILY HOME.
- 3 BEDROOMS. CLOAKROOM/WC.
- IMPRESSIVE DRIVEWAY. EPC C70.
- UPVC. CONSERVATORY.
- CORNER PLOT. PLANNING.
- QUIET SEMI RURAL CLOSE.



GROUND FLOOR

Entrance Hallway

Opaque glazed front entrance door. Radiator. Stairs to first floor. Door to kitchen, sitting/dining room and cloakroom/WC. Storage cupboard.

Kitchen

Dimensions: 7' 9" x 11' 9" (2.36m x 3.58m). UPVC window to rear. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset one and a half bowl sink. Space for dish washer. Partially tiled walls. Radiator. Electric oven, hob and hood. Under stairs storage. Opening to utility room.

Sitting/Dining Room

Dimensions: 10' 2" x 26' 6" (3.10m x 8.07m). UPVC window to front. Radiators. UPVC French doors to conservatory.

Conservatory

Dimensions: 9' 9" to 15' 8" x 24' 0" (2.97m x 7.31m). Ceramic floor tiles. Under floor heating. UPVC French doors to rear. Wall lights.

Utility Room

Dimensions: 8' 6" x 5' 10" (2.59m x 1.78m). Radiator. Fitted base unit with stainless steel sink with mixer tap. Space for white goods. Loft access (loft is containing the gas combination boiler providing the central heating and hot water). UPVC opaque door to conservatory. Door to garage.

Cloakroom/WC

Dimensions: 4' 9" x 2' 8" (1.45m x 0.81m). Low level WC. UPVC opaque window to front. Corner wash hand basin. Radiator. Partially tiled walls.





FIRST FLOOR

Landing

UPVC window to side. Loft access (not boarded).
Doors to bedrooms and bathroom. Linen cupboard.

Bedroom 1

Dimensions: 8' 11" x 14' 10" (2.72m x 4.52m). UPVC window to front. Radiator.

Bedroom 2

Dimensions: 10' 9" x 9' 2" (3.27m x 2.79m). UPVC window to rear. Radiator.

Bedroom 3

Dimensions: 9' 7" x 7' 7" (2.92m x 2.31m). Radiator. UPVC window to front. Over stairs cupboard.

Family Bathroom

Dimensions: 5' 5" x 7' 0" (1.65m x 2.13m). UPVC opaque window to rear. Low level WC. Wash hand basin with mixer tap. Vertical radiator. Panelled bath with mixer shower attachment. Ceramic floor tiles and wall tiles. Down lighting.

OUTSIDE

Front

An impressive block paviour double driveway providing off road parking for circa 5 cars. Electric car Zappi charging point.

Rear Garden

Dimensions: 43' 0" x 32' 0" (13.10m x 9.75m). Gate to front. An enclosed private garden laid mainly to lawn with Indian sandstone paving. Shed.

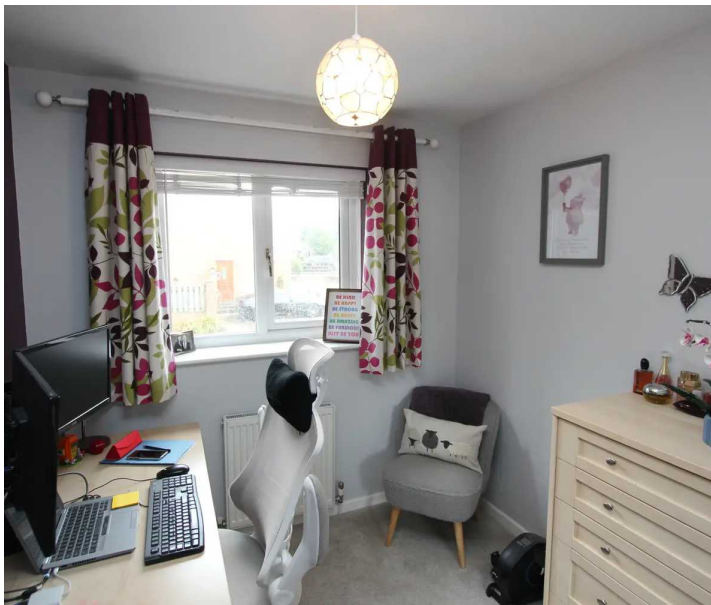
Garage

Dimensions: 17' 11" x 9' 1" (5.46m x 2.77m). Up and over electric door. Power and lighting.



Planning Perr
Reference:
2022/01322/F

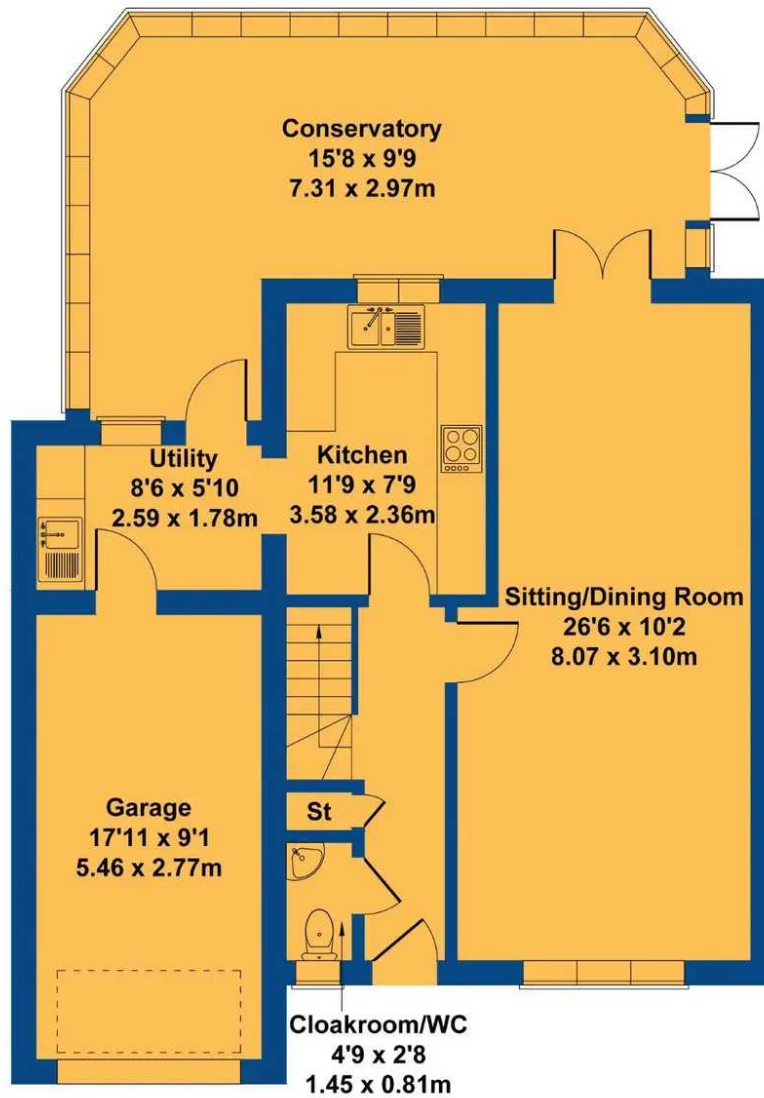
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7 Church Meadow

Approximate Gross Internal Area
1528 sq ft - 142 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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