





10 Percy Smith Road

Boverton, Llantwit Major

An EXTENDED very well presented end of terraced property offering FLEXIBLE LIVING ACCOMODATION, on a popular and mature quiet road near to the local shops of Boverton, Llantwit Major. Briefly the property comprises entrance porch, sitting room, kitchen/diner, side porch, bedroom and EN-SUITE/WET ROOM to the ground floor. To the first floor are two bedrooms (potential to reinstate the dividing wall in the main bedroom, if one wanted a 4th bedroom), and a shower room. Outside to the front is a driveway and garden laid to lawn, and to the rear is an ATTRACTIVE SOUTHERLY garden with an area for table and chairs. Access from the rear garden to a nearby GARAGE with an area of land in front of it, provides a useful additional area. The property enjoys UPVC WINDOWS AND DOORS and gas central heating with a 2015 COMBINATION BOILER. This would make ideal family home and the property offers FLEXIBLE LIVING SPACE with the downstairs bedroom and en-suite. 10 Percy Smith is within walking distance of local shops, schools and amenities, and within easy reach of the Heritage coastline and beaches. Please note that currently the title plan for the property is being amended - please see agent for further details.





10 Percy Smith Road

Boverton, Llantwit Major

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- END OF TERRACE HOME.
- DRIVEWAY. EPC D68.
- GARAGE.
- EXTENDED. SHOWER ROOM.
- 3 BEDROOMS.





Entrance Porch

UPVC opaque glazed front entrance door and side panel. Radiator. Door to sitting room. Radiator.

Sitting Room

14' 7" x 14' 11" (4.45m x 4.55m)

UPVC window to front. Radiators. Stairs to first floor. Door to kitchen/breakfast room.

Kitchen/Diner

14' 10" x 9' 6" (4.52m x 2.90m)

UPVC window to rear. Fully fitted kitchen comprising eye level units, base units with drawers and work surfaces over. Inset stainless steel sink. Gas cooker. Space for white goods. Partially tiled walls. Wall mounted 2015 gas boiler (serviced periodically) providing the central heating and hot water. Space for table and chairs. Radiator. Doors to Side porch, bedroom 3 and UPVC glazed door to rear garden. Vinyl floor covering.

Side Porch

8' 3" x 5' 3" (2.51m x 1.60m)

UPVC opaque glazed door to front. Radiator. Vinyl floor covering.

Bedroom 3

9' 7" x 9' 8" (2.92m x 2.95m)

UPVC window to rear. Radiator. Loft access. Door to en-suite/wet room.

En-Suite/Wet Room

4' 7" x 5' 4" (1.40m x 1.63m)

UPVC opaque window to side. Low level WC. Wash hand-basin with mixer tap. Ceramic wall tiles. Non-slip floor covering. Radiator. Electric mixer shower.

Landing

Doors to bedrooms and shower room. Loft access.





Bedroom 1

14' 11" x 11' 1" (4.55m x 3.38m)

UPVC windows to front. Radiator. Built-in wardrobes. Door to landing. Please note this was originally two bedrooms and could easily be reinstated if one wanted a 4th bedroom.

Bedroom 2

9' 6" x 7' 8" (2.90m x 2.34m)

UPVC window to rear. Radiator. Built-in wardrobe.

Shower Room

6' 9" x 6' 9" (2.06m x 2.06m)

UPVC opaque window to rear. Low level WC. Radiator. Wash hand-basin with mixer tap. Vinyl flooring. Ceramic wall tiles. Shower enclosure with mixer shower. Built in cupboards/storage.





GARDEN

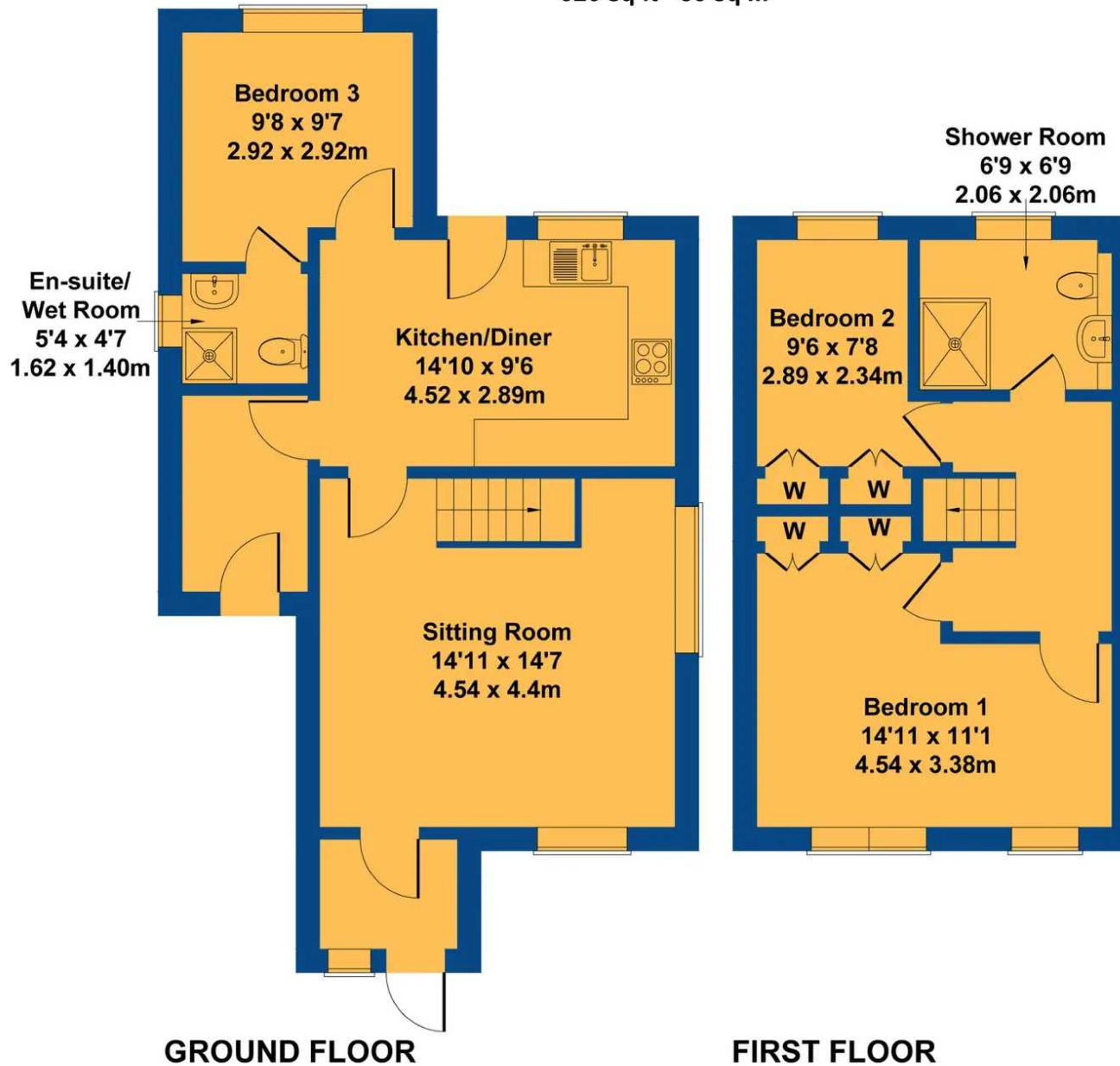
Front: Laid mainly to lawn with a border of mature shrubs. Driveway. Rear: An enclosed private sunny southerly garden laid mainly to lawn with shrubs and paved area for table and chairs. Timber gate to rear providing access to path leading to garage a short walk away. Please note that currently the title plan for the property is being amended - please see agent for further details.





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Approximate Gross Internal Area
926 sq ft - 86 sq m



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



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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.