

2 Boverton Park, Boverton

Guide Price **£685,000**



2 Boverton Park

Boverton, Llantwit Major

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- SUPERB DETACHED FAMILY HOME.
- 4 BEDS. 2 RECPS. STUDY.
- UTILITY ROOM. CLOAKROOM/WC.
- EN-SUITE. DOUBLE GARAGE.
- MATURE GARDENS. GCH.
- RARELY AVAILABLE.





Entrance Hallway

Stairs to first floor with window to front. Under stairs cupboard. Radiator. Front entrance door. Doors to sitting room, study, WC, dining room and kitchen/breakfast room.

Sitting Room

19' 10" x 13' 0" (6.05m x 3.96m)

Double glazed windows to front and side. Patio door to rear. Radiators. Marble fireplace with open wrought iron fire. Down lighting.

Study

6' 10" x 8' 6" (2.08m x 2.59m)

Double glazed window to rear. Radiator. Fitted wall shelving.

Cloakroom/WC

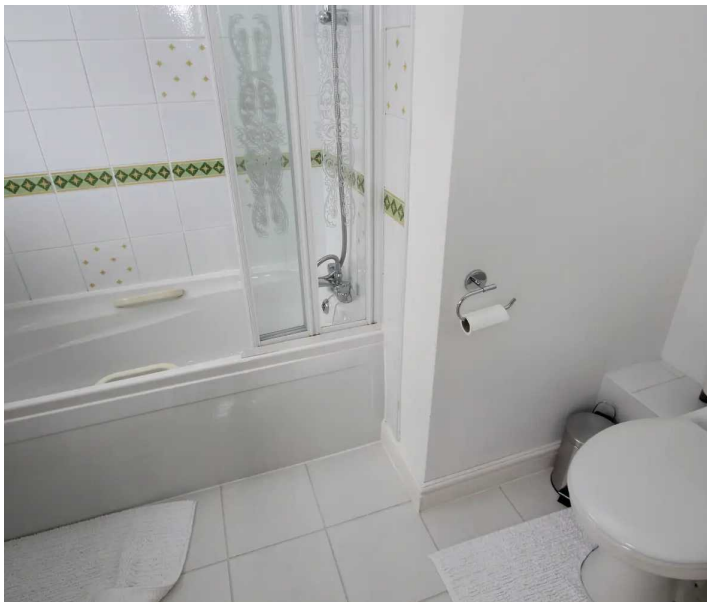
6' 5" x 3' 10" (1.96m x 1.17m)

Opaque double glazed window to front. Low level WC. Pedestal wash hand basin. Radiator.

Dining Room

12' 1" x 11' 7" (3.68m x 3.53m)

Patio doors to rear. Fireplace with gas living flame fire. Radiator. Double doors to hallway.



Kitchen

20' 6" x 16' 5" (6.25m x 5.00m)

Double glazed window to front and rear. Radiator. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset gas hob with hood. Stainless steel one and a half bowl sink with mixer tap. Integrated eye level electric oven and grill. Partially tiled walls. Space for breakfast table and chairs. Loft access. Radiator. Stable door to rear. Doors to utility room and garage.

Utility Room

9' 6" x 7' 10" (2.90m x 2.39m)

Double glazed window to rear. Wall mounted Vaillant system boiler providing the central heating and hot water, with hot water tank. Base unit with inset stainless steel sink with mixer tap. Space for white goods.



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GARDEN

71' 12" x 53' 12" (21.95m x 16.46m)

An enclosed private garden laid to lawn with mature hedging, trees etc. Greenhouse. Gate to side. Water tap. Paved areas providing space for table and chairs etc. Outdoor lighting. Path to side.

GARAGE

Double Garage

Double glazed opaque window to side. Up and over doors. Power and lighting. Block paviour driveway providing ample off road parking. An enclosed garden laid to lawn with mature trees (such as a cherry tree), borders etc.



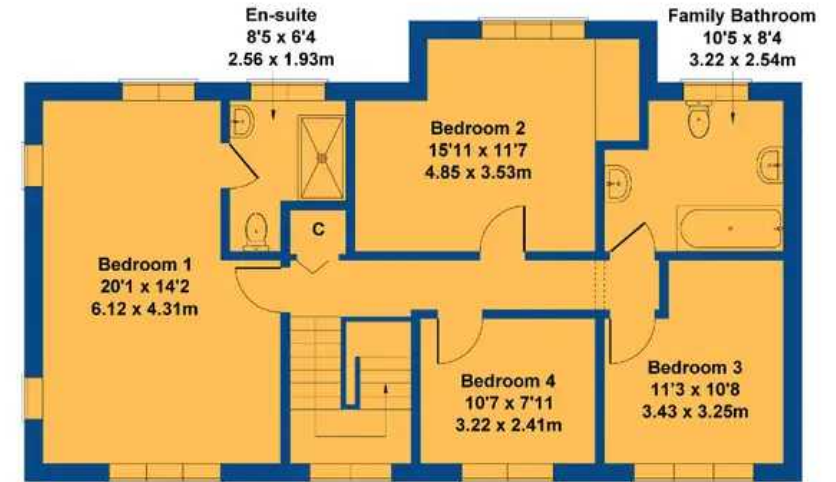


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Approximate Gross Internal Area
2099 sq ft - 195 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
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/

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