





York House, 63 Boverton Road

Llantwit Major, Llantwit Major

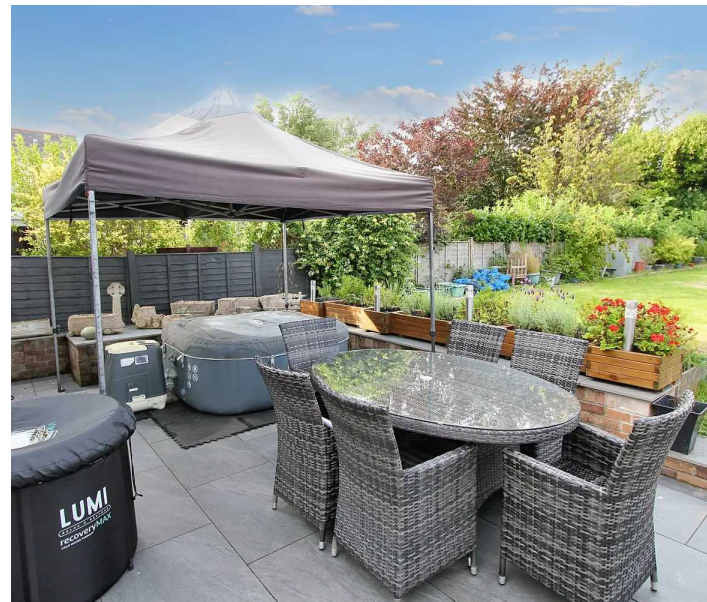
A rare opportunity to find such an extended detached property available offering excellent family living space and large garden and driveway so close to the shops, schools, and amenities of Llantwit Major, Vale of Glamorgan. York House briefly comprises entrance porch and hallway, 3 reception rooms offering flexible living space, kitchen and cloakroom/WC to the ground floor. To the first floor, there are 4 bedrooms, family bathroom, with en-suite shower room to the master bedroom. Outside to the front is the block paved driveway providing parking for three cars, and to the rear is the impressive garden with garage. The property enjoys; log burner, solid wood block flooring, zoned heating system with a gas combination boiler, UPVC windows and doors, and channel views from the first floor. Viewings are highly recommended to fully appreciate the space the extension has allowed and the central location. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- DETACHED FAMILY HOME.
- GARAGE. EPC C72.
- EXTENDED. LOG BURNER.
- 4 BEDROOMS. EN-SUITE.
- 3 RECEPTION ROOMS.
- DRIVEWAY FOR 3 CARS.
- IMPRESSIVE REAR GARDEN.
- EXCELLENT LOCATION.





GROUND FLOOR

Entrance Porch

UPVC opaque front entrance door. Ceramic floor tiles. UPVC windows to front. UPVC opaque door to entrance hallway.

Entrance Hallway

9' 3" x 11' 10" (2.82m x 3.61m)
Radiator. Wood block flooring. Stairs to first floor. Under stairs cupboard. Door to sitting room and dining room.

Sitting Room

12' 2" x 17' 1" (3.71m x 5.21m)
Wood block flooring. Radiator. Clear view log burner with stone hearth.

Dining Room

16' 4" x 13' 4" (4.98m x 4.06m)
Radiator. UPVC French doors to rear. Wood block flooring. Door to kitchen.

Kitchen

12' 11" x 10' 5" (3.94m x 3.18m)
Ceramic floor tiles. Door to cloakroom/WC. Opening to reception room 3. UPVC window to side. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Space for white goods. Inset one and a half bowl stainless steel sink with mixer tap. Gas 5 burner hob with hood. Eye level oven and grill.

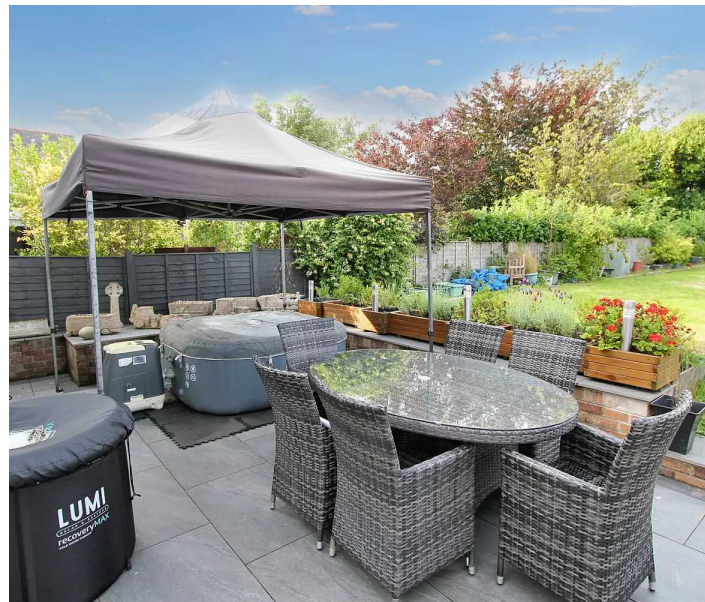
Cloakroom/WC

4' 3" x 6' 9" (1.30m x 2.06m)
UPVC opaque window to side. Radiator. Low level WC. Corner wash hand basin. Ceramic floor tiles.

Reception Room Three

12' 6" x 14' 2" (3.81m x 4.32m)
Radiators. Ceramic floor tiles. UPVC French doors to rear.

FIRST FLOOR





FIRST FLOOR

Landing

Doors to bedrooms and family bathroom. Loft access with pull down ladder. UPVC window to front and side. Radiator.

Family Bathroom

8' 2" x 7' 7" (2.49m x 2.31m)

Panelled bath with mixer shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Ceramic floor tiles. Ceramic wall tiles. UPVC opaque window to side. Airing cupboard with wall mounted Worcester combination boiler providing the central heating and hot water.

Bedroom 1

12' 1" x 17' 3" (3.68m x 5.26m)

UPVC window to rear and side. radiator. Built in wardrobes.

Bedroom 2

14' 3" x 11' 11" (4.34m x 3.63m)

UPVC window to front with channel views. Radiator.

Bedroom 3

9' 0" x 13' 3" (2.74m x 4.04m)

UPVC window to side. Radiator.

Bedroom 4

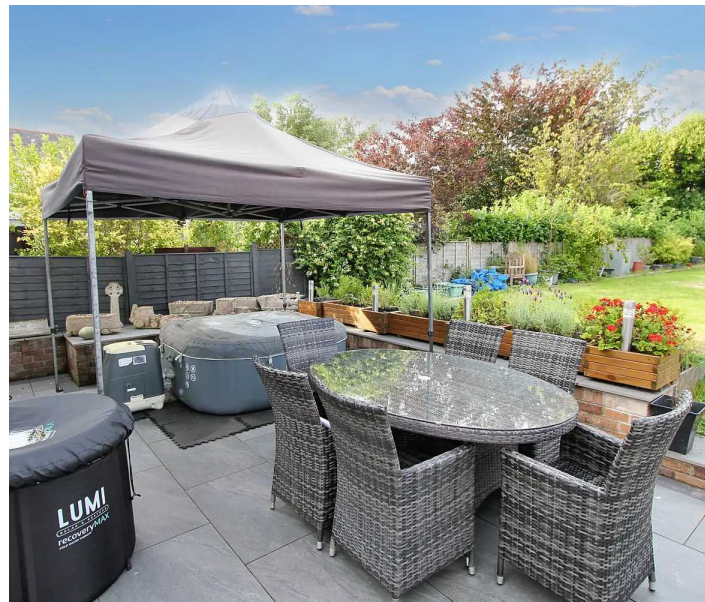
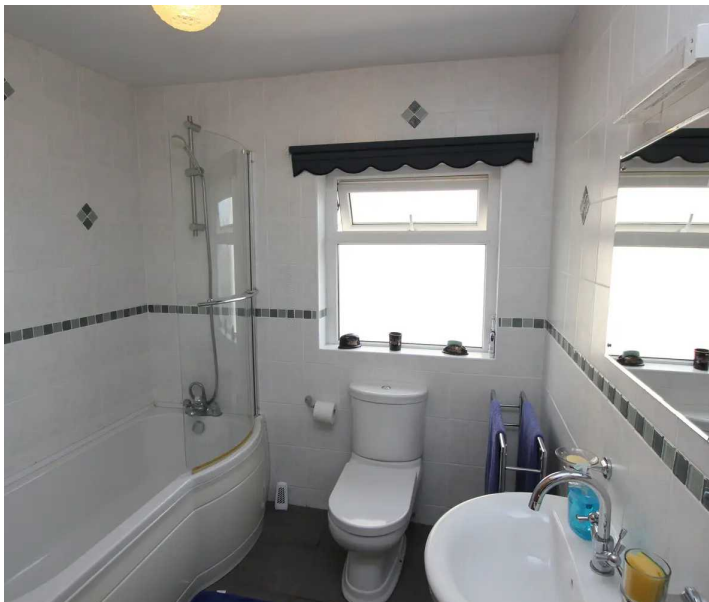
9' 6" x 11' 11" (2.90m x 3.63m)

UPVC window to rear. Radiator.

En-Suite Shower Room

8' 9" x 6' 8" (2.67m x 2.03m)

UPVC opaque window to side. Radiator. Low level WC. Shower enclosure with mixer shower. Ceramic floor tiles. Pedestal wash hand basin with mixer tap. Ceramic wall tiles. Heated towel rail.





FRONT GARDEN

Granite block paviour driveway for 3 cars. Mature borders of shrubs etc. and low maintenance gravel.

REAR GARDEN

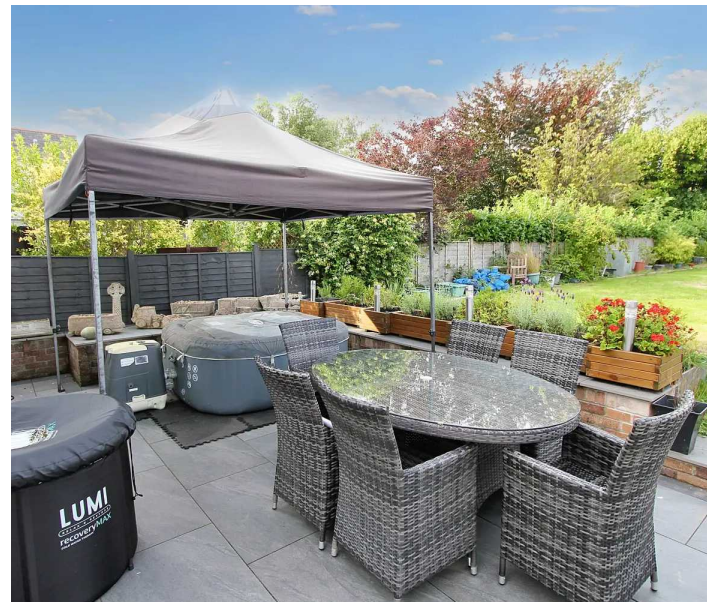
34' 12" x 109' 12" (10.67m x 33.53m)

An impressive enclosed private garden laid to lawn with mature shrubs and trees etc. Shed. Greenhouse. Porcelain tiles - providing space for table and chairs etc. Outdoor lighting.

GARAGE

Single Garage

9'x17'. Power and lighting. Up and over door. UPVC door to side. Potential for conversion.





63 Boverton Road

Approximate Gross Internal Area
1755 sq ft - 163 sq m



GROUND FLOOR

FIRST FLOOR

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



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