



8 Glamorgan Close, Boverton  
£349,950





## 8 Glamorgan Close

Boverton, Llantwit Major

NO FORWARD CHAIN. A rare opportunity to acquire a SPACIOUS DETACHED FAMILY HOME on Glamorgan Close, a SOUGHT AFTER MATURE road in Boverton, Llantwit Major with its shops, schools, amenities and nearby Heritage Coastline and beach. Briefly the property comprises entrance hallway, cloakroom/WC, kitchen, dining room, sitting room and 2019 CONSERVATORY to the ground floor. To the first floor are THREE DOUBLE BEDROOMS and shower room. Outside to the front is a garden with 46' driveway providing ample off road parking, together with a GARAGE. To the rear is a well maintained enclosed SOUTHERLY garden together with a further handy area to the side. The property enjoys UPVC windows and doors, and gas central heating with a COMBINATION BOILER. The feeling of light, space and sunny rear aspect can only be fully appreciated by arranging a viewing.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- DETACHED FAMILY HOME.
- UPVC. GCH COMBI. EPC C70.
- 3 DOUBLE BEDROOMS.
- 2 RECPS. CLOAKS/WC.
- 46' DRIVEWAY. GARAGE.
- 2019 CONSERVATORY.







### **Entrance Porch**

Outside lighting.

### **Entrance Hallway**

Stairs to first floor, radiator, door to kitchen, sitting room, dining room and cloakroom WC, vinyl floor covering.

### **Cloakroom/WC**

Wash hand basin, low level WC, radiator, uPVC opaque window to front, vinyl floor covering.

### **Sitting Room**

18' 1" x 11' 4" (5.51m x 3.45m)

uPVC window to rear, radiator, electric fire place, open to dining room.

### **Dining Room**

14' 8" x 10' 11" (4.47m x 3.33m)

Radiator, door to kitchen, French doors to conservatory.

### **Conservatory**

10' 1" x 8' 7" (3.07m x 2.62m)

Installed in 2019, ceramic floor tiles, uPVC door to rear.

### **Kitchen**

12' 9" x 8' 10" (3.89m x 2.69m)

uPVC window to front, fully fitted kitchen comprising eye level units, base units with work surfaces over (in need of replacement). Ceramic floor tiles, inset 1.5 bowl stainless steel sink with mixer tap, space for white goods, inset gas hob, ceramic wall tiles, integrated dishwasher (no cover). Eye level oven, radiator, uPVC glazed door to side.





### **Landing**

uPVC window to front, doors to bedrooms and shower room, radiator.

### **Bedroom 1**

11' 11" x 11' 5" (3.63m x 3.48m)

uPVC window to front, radiator.

### **Bedroom 2**

10' 9" x 12' 9" (3.28m x 3.89m)

uPVC window to rear, radiator, loft access.

### **Bedroom 3**

15' 6" x 13' 7" (4.72m x 4.14m)

uPVC window to front, radiator.

### **Shower Room**

9' 0" x 7' 6" (2.74m x 2.29m)

uPVC opaque window to front, low level WC, radiator, vinyl floor covering, wash hand basin with mixer tap, shower enclosure with mixing shower, airing cupboard containing the wall mounted combination boiler providing the central heating and hot water.







## GARDEN

Front: Driveway providing ample off road parking, garden laid to lawn with mature hedging, trees. Gate at side providing access to rear. Garage: With up and over door. Rear Garden An enclosed garden laid mainly to lawn, southerly with paved area providing space for table and chairs, mature borders, shrubs and trees, low maintenance area to side, outside lighting.





# 8 Glamorgan Close

Approximate Gross Internal Area  
1496 sq ft - 139 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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





## Chris Davies Estate Agents

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