





12 Church Meadow

Boverton, Llantwit Major

IMPRESSIVE REAR GARDEN and NO FORWARD CHAIN with this detached FOUR BEDROOM family home with CONSERVATORY and GARAGE. 12 Church Meadow is located in 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 room, cloakroom/WC, kitchen/diner, and conservatory to the ground floor. To the first floor there are four bedrooms and family bathroom with views of the local countryside from the front elevation. Outside is a DRIVEWAY to the front providing ample parking and integral garage, and to the rear is a private and sunny garden. The property enjoys UPVC windows, and gas central heating with a combination boiler. Viewings are highly recommended to fully appreciate the quiet location, and feeling of space. Council Tax band: E Tenure: Freehold EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: D



- DETACHED HOME.
- 4 BEDROOMS. EPC D67.
- CLOAKROOM/WC.
- GARAGE. DRIVEWAY.
- KITCHEN/DINER.
- CONSERVATORY.
- IMPRESSIVE SUNNY REAR GARDEN.
- NO FORWARD CHAIN.



GROUND FLOOR

Hallway

Doors to cloakroom/wc, sitting room, kitchen/diner and garage. Wood effect flooring. Front entrance door.

Sitting Room

10' 7" x 16' 1" (3.23m x 4.90m)

UPVC window to front. Coal effect gas fire with fireplace surround. Wood effect flooring. Radiator.

Kitchen/Diner

8' 7" x 20' 3" (2.62m x 6.17m)

Down lighting. Fully fitted kitchen comprising eye level units base units with work surfaces over. Inset sink with mixer tap. Space for white goods. Gas hob with oven. Space for dining room table and chairs. Patio doors to conservatory. UPVC window to rear.

Cloakroom/WC

Low level WC. Wash hand basin. UPVC window to side. Radiator.

Conservatory

8' 4" x 9' 11" (2.54m x 3.02m)

Patio doors to rear.



FIRST FLOOR

Landing

Doors to bedrooms and bathroom. Airing cupboard with wall mounted combination boiler providing the central heating and hot water. UPVC window.

Bedroom

8' 11" x 10' 1" (2.72m x 3.07m)

Built in wardrobe. UPVC window to rear. Radiator.

Bedroom

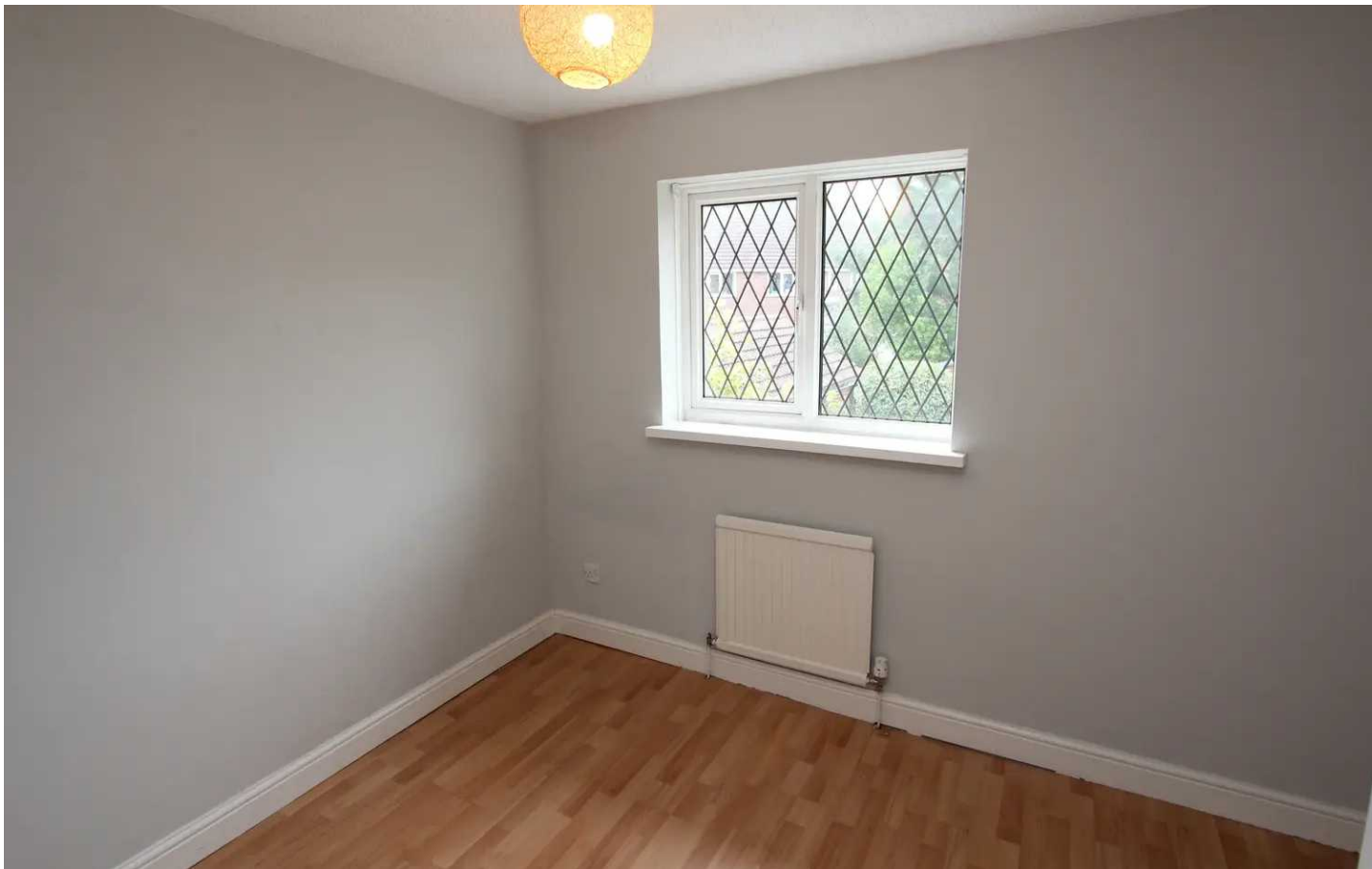
7' 4" x 9' 11" (2.24m x 3.02m)

UPVC window to front. Radiator.

Bedroom

10' 10" x 9' 11" (3.30m x 3.02m)

UPVC window to front. Built in wardrobe.



FIRST FLOOR

Landing

Doors to bedrooms and bathroom. Airing cupboard with wall mounted combination boiler providing the central heating and hot water. UPVC window.

Bedroom

8' 11" x 10' 1" (2.72m x 3.07m)

Built in wardrobe. UPVC window to rear. Radiator.

Bedroom

7' 4" x 9' 11" (2.24m x 3.02m)

UPVC window to front. Radiator.

Bedroom

10' 10" x 9' 11" (3.30m x 3.02m)

UPVC window to front. Built in wardrobe.

Bedroom

7' 10" x 10' 2" (2.39m x 3.10m)

UPVC window to rear. Radiator.

Family Bathroom

6' 10" x 5' 9" (2.08m x 1.75m)

Panelled bath with mixer shower over. Wash hand basin. Low level WC. Radiator. UPVC window.





GARDEN

Front - driveway and garage. Garden area. Rear Garden - enclosed, impressive sunny garden laid to lawn.

GARAGE

Single Garage

Integral garage with up and over door. Driveway providing ample off road parking.







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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.