





4 Church Meadow

Boverton, Llantwit Major

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Ideal First Time Family Home
- Countryside Views to the rear
- 3 Bedroom Link-Detached
- EPC C70
- Off-road parking and integral garage
- Vacant possession with no onward chain





Entrance Hallway

Upvc glazed door to side. Ceramic tiled flooring. Stairs to first floor. Doors to kitchen and Living/Dining Room. Storage cupboard. Radiator.

Kitchen

10' 3" x 8' 6" (3.12m x 2.59m)

Fitted with a range of wall and base units, some with feature glazing. Space for washing machine. Space for free-standing gas cooker. Space for under counter fridge. Sink with right-hand drainer. Tiled splashback. Worcester combination boiler housed within a wall unit. Upvc window to front.

Living/Dining Room

16' 4" x 12' 0" (4.98m x 3.66m)

Upvc window and door to rear affording views to rear garden and countryside. Carpet flooring. Radiators. Door to entrance hallway.

Landing

Stairs to ground floor. Doors to three bedrooms and bathroom. Loft hatch.

Master Bedroom

12' 5" x 9' 9" (3.78m x 2.97m)

Upvc window to rear with countryside views. Carpet flooring. Radiator. Door to landing.

Bedroom Two

8' 11" x 8' 5" (2.72m x 2.57m)

Upvc window to front. Carpet flooring. Radiator. Built in wardrobe. Door to landing.

Bedroom Three

9' 7" x 6' 5" (2.92m x 1.96m)

Upvc window to rear. Carpet flooring. Radiator. Door to landing.

Bathroom

7' 1" x 5' 6" (2.16m x 1.68m)

Upvc window to front. Three piece suite in white comprising; bath with electric shower and screen, low level WC and wash-hand basin with storage cupboard. Tiled walls and flooring. Radiator.





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FRONT GARDEN

Mainly laid to lawn with borders. Driveway parking for one vehicle. This leads to the integral garage

REAR GARDEN

Enclosed landscaped garden with flagstone patio, lawn and mature shrubs. Timber shed to remain offering useful storage. Potential to extend or add a conservatory, subject to the necessary permissions.

DRIVEWAY

1 Parking Space

Driveway parking for one vehicle

GARAGE

Single Garage

Up and over door. Power and lighting. Potential for conversion to additional living accommodation, subject to the necessary permissions.

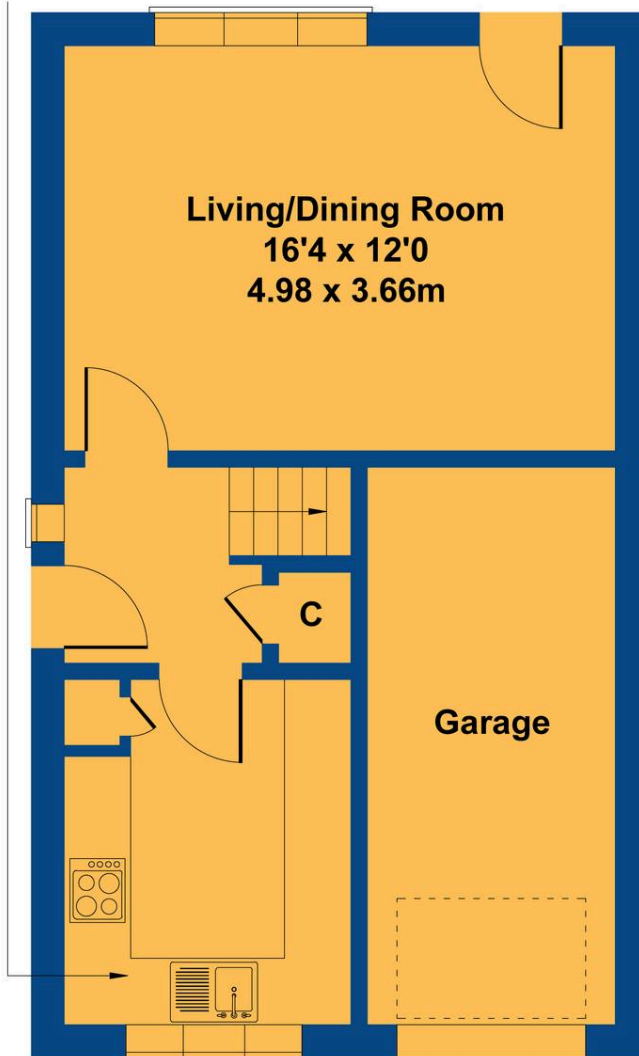




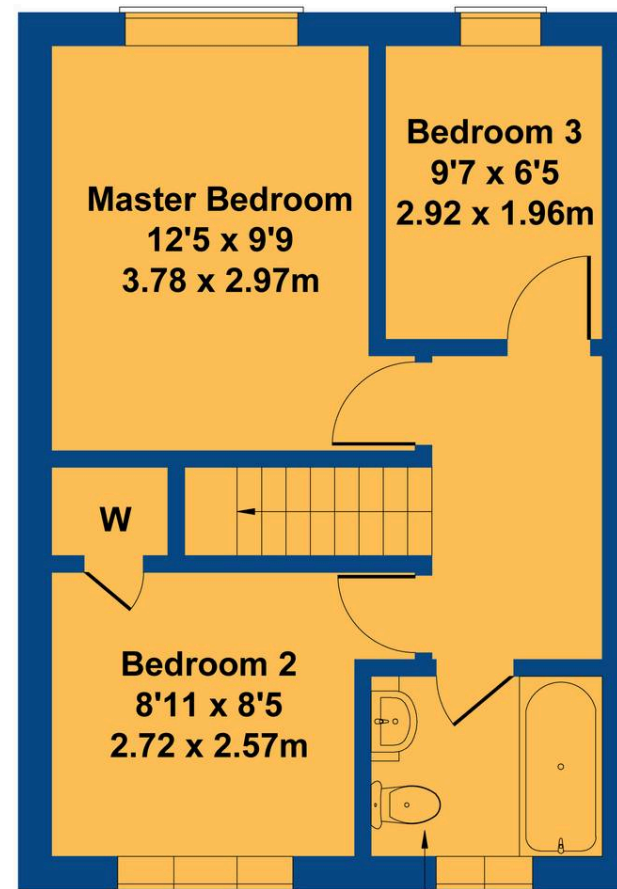
4 Church Meadow

Approximate Gross Internal Area
872 sq ft - 81 sq m

Kitchen
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3.12 x 2.59m

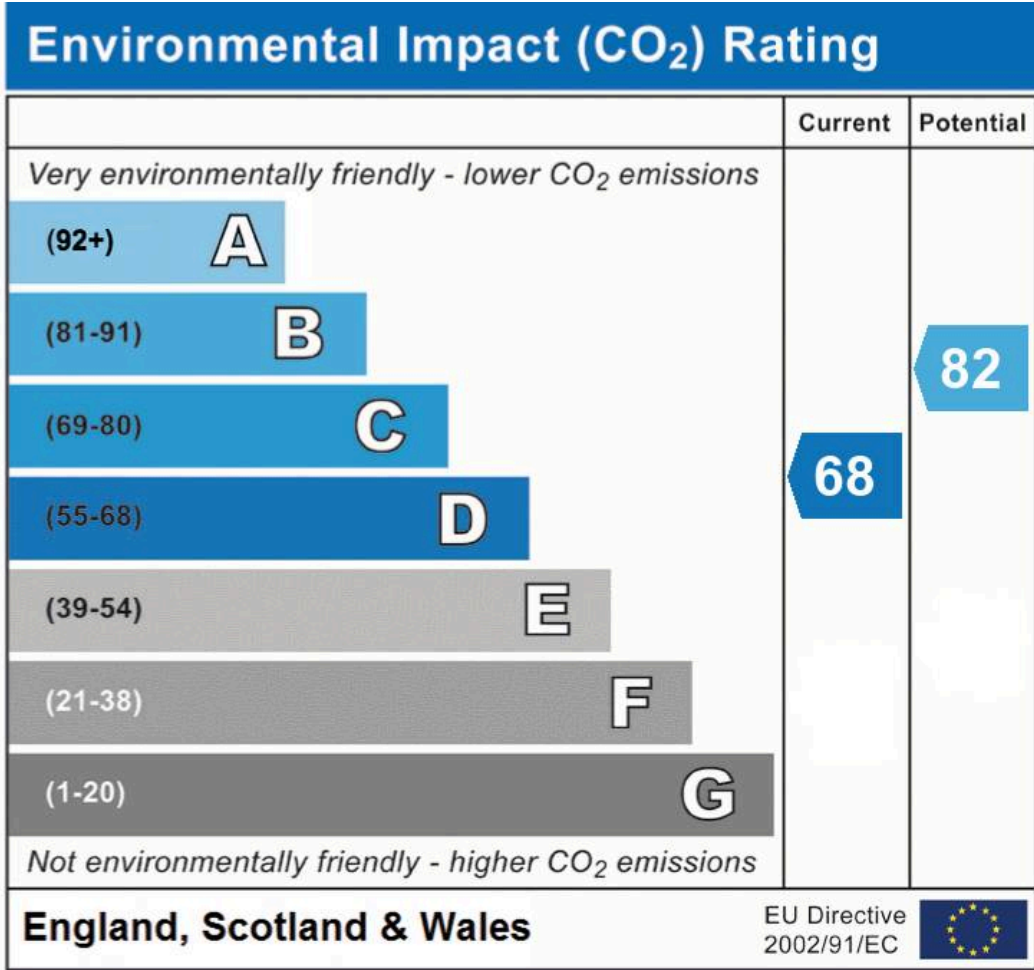
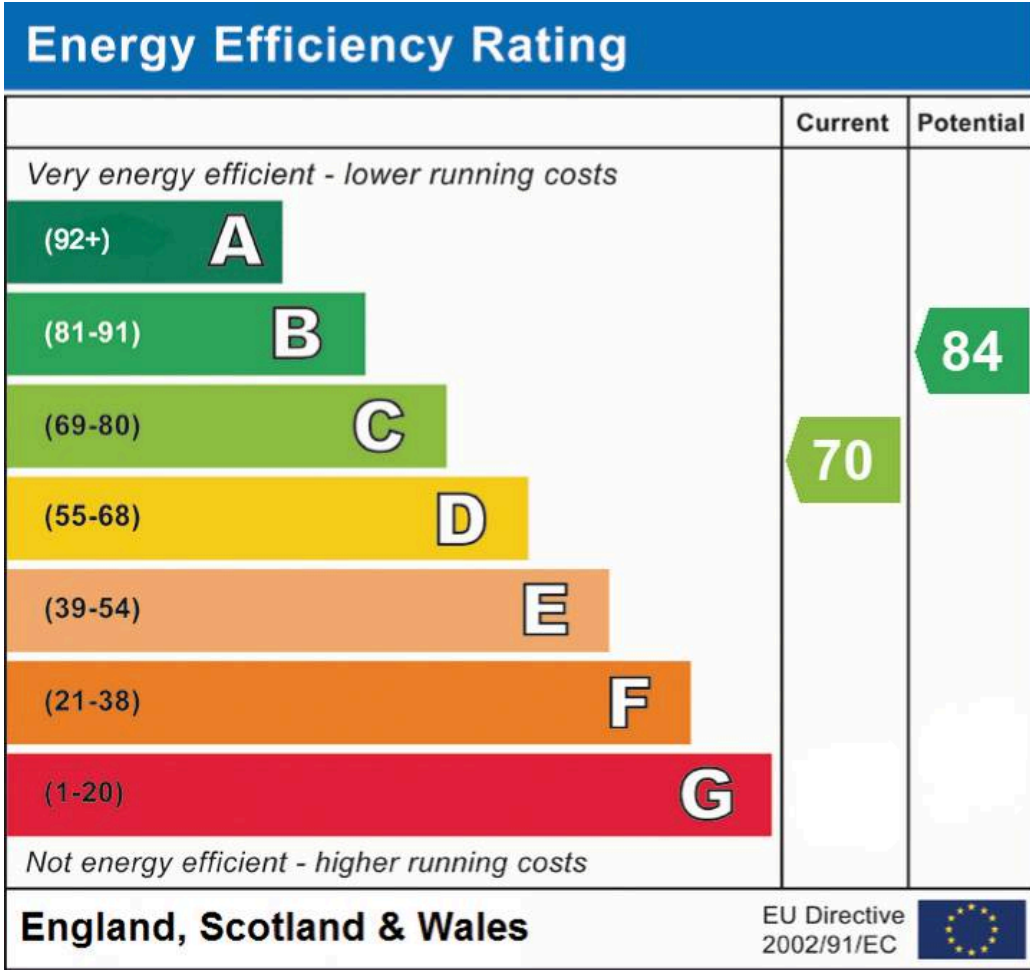


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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