





## 60 Church Meadow

Boverton, Llantwit Major

This semi detached family home, lies in the semi rural location of Church Meadow, Boverton, Llantwit Major in the Vale of Glamorgan. The property comprises; entrance hallway, sitting room, kitchen/diner, 3 bedrooms and a family bathroom. Outside there is a driveway for two cars to the front, and to the rear a sunny garden with summerhouse. 60 Church Meadow enjoys gas central heating, UPVC windows and doors, and no forward chain. The property is within easy reach of the shops of Llantwit and Boverton, schools, amenities and the Heritage Coastline and beach.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- SEMI DETACHED HOME.
- 3 BEDROOMS.
- DRIVEWAY FOR 2 CARS.
- NO FORWARD CHAIN.
- GCH. UPVC.
- SEMI RURAL LOCATION.
- EPC D63.



#### **GROUND FLOOR**

##### **Entrance Hallway**

Stairs to first floor. Front entrance door. Radiator. Door to sitting room.

##### **Sitting Room**

11' 5" x 14' 9" (3.48m x 4.50m)

UPVC window to front. Door to kitchen/diner.

##### **Kitchen/Diner**

14' 10" x 10' 4" (4.52m x 3.15m)

Radiator. Under stairs cupboard. Glazed UPVC door to rear. UPVC window to rear. Wood effect flooring. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink with mixer tap. Integrated electric hob with oven and hood. Space for white goods. Wall mounted gas boiler providing the central heating.





## FIRST FLOOR

### Landing

Doors to bedrooms and family bathroom. Loft access. Airing cupboard with hot water tank.

### Family Bathroom

6' 5" x 6' 1" (1.96m x 1.85m)

UPVC opaque window to rear. Low level WC. Pedestal wash hand basin. Radiator. Panelled bath with electric mixer shower over.

### Bedroom 2

8' 2" x 11' 3" (2.49m x 3.43m)

UPVC window to rear. Radiator.

### Bedroom 1

14' 4" x 8' 3" (4.37m x 2.51m)

UPVC window to front. Radiator.

### Bedroom 3

9' 1" x 6' 5" (2.77m x 1.96m)

UPVC window to front. Radiator.





## GARDEN

Front - laid to lawn. Rear Garden - Gate to side. Laid to lawn. Enclosed. Paved area. Summerhouse - approx 20'x10'.

## DRIVEWAY

2 Parking Spaces

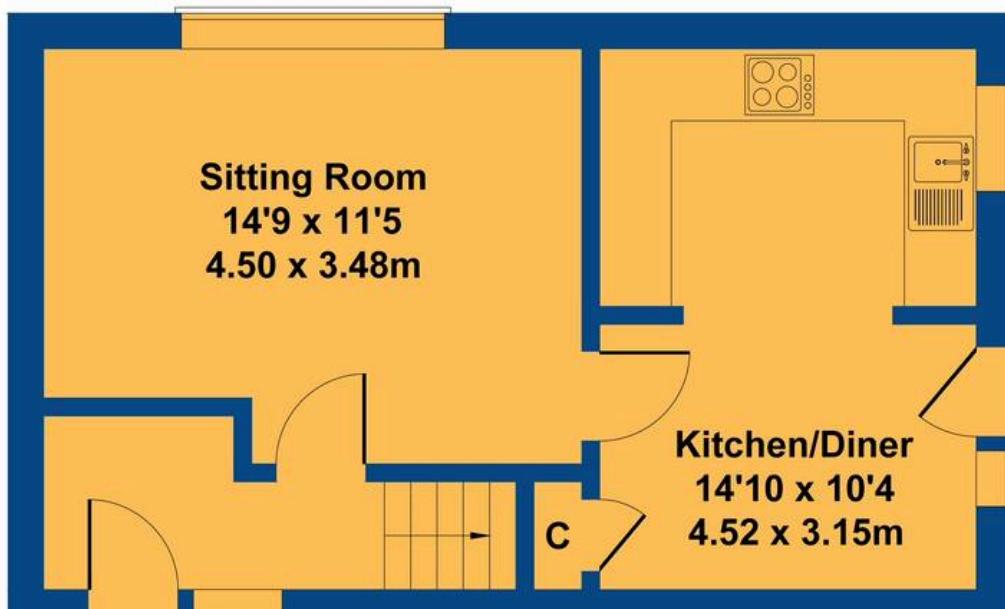
Driveway providing off road parking for 2 cars.



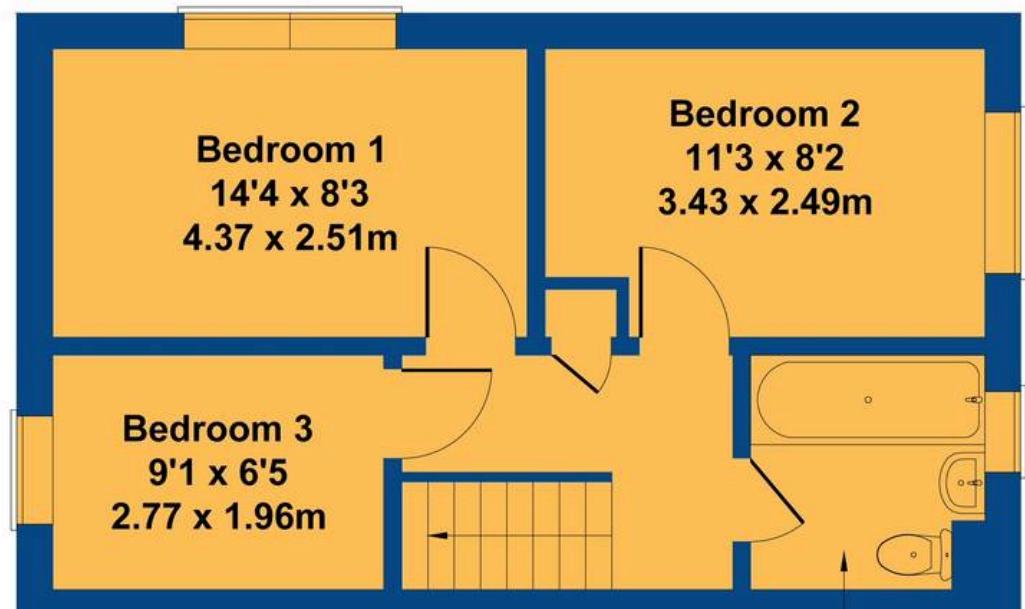
# 60 Church Meadow

Approximate Gross Internal Area

764 sq ft - 71 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
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## Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

[llantwitmajor@chris-davies.co.uk](mailto:llantwitmajor@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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