



29 BOVERTON BROOK,
BOVERTON, LLANTWIT MAJOR, VALE OF GLAMORGAN, CF61 1YH

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A THREE BEDROOM, SEMI DETACHED HOME WITH SOUTH FACING GARDEN
CONVENIENTLY LOCATED FOR BOTH LLANTWIT MAJOR AND BOVERTON.

- Cardiff City Centre 17.1 miles
- Cowbridge 6.7 miles
- M4 (J35) 10.3 miles

Accommodation and amenities:

Porch • Hallway • Lounge • Dining Room •
Kitchen • Two ground floor Bedrooms • Ground
Floor Bathroom

Master Bedroom Suite to the First Floor with
Bedroom, Dressing Room & En Suite Shower Room

Driveway Parking • Garage

Front Garden • South Facing Patio & Lawn to Rear

EPC Rating: E 46



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Established 150 Years

1857 - 2007



SITUATION

The Historic Town of Llantwit Major offers a good range of shopping, educational, sporting and social facilities with regular train and services to Barry, Cardiff and Bridgend. The M4 Motorway is approximately 9 miles distance and Cardiff (Wales) Airport approximately 7 miles to the east. Llantwit Major beach is located about 1 mile south of the property and is part of the Glamorgan Heritage Coast with its excellent 17 mile run of coastal footpaths and high quality cliff scenery.

ABOUT THE PROPERTY

An entrance porch opens into a hallway, from which doors lead to two ground floor bedrooms. Two steps lead down to a continuation of the hallway and off which doors open to the lounge, to the bathroom and to the dining room with kitchen beyond. The lounge is a good sized room that has, as a focal feature, a gas fire with simple surround a broad picture window enjoying a southerly aspect looking over the patio and garden and, beyond at a lower level, onto Boverton Brook. A staircase from the lounge leads to the first floor master bedroom. A dining room next to the lounge opens into the kitchen, again positioned to enjoy a southerly aspect looking out over the rear garden onto Boverton Brook. The kitchen includes a good range of storage units with freestanding appliances available by separate negotiation including oven and hob, fridge/freezer and washing machine. A door opens from the kitchen to a sheltered, private patio area from which there are steps to the lawn. Of the two ground floor bedrooms, one is a good double room; the other is a single bedroom including deep, fitted wardrobes / storage cupboards. Both these bedrooms have use of the family bathroom.

To the first floor is a master bedroom suite, including a large master bedroom with dressing area and en suite shower room. It may be possible to subdivide this to create two bedrooms instead of one large bedroom.

GARDENS AND GROUNDS

From the cul de sac, a gently sloping drive leads to the garage (approx. max 5.5m x 3.4m). This generous garage is accessed via an up and over door and has power connected; and a pedestrian door opens into the rear garden. A path from the driveway skirts past a mainly lawned front garden to the principal entrance doorway.

To the rear of the property is a south facing garden, at the end of which - at a lower level - is Boverton Brook. A sheltered patio area is accessed from the kitchen and has steps leading down to larger area of lawn. The lawn is bordered to two sides by mature planted beds. Further steps lead down from here to a paved seating area used by 29 Boverton Brook, beyond which is the stream.

TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired 'combi' boiler.

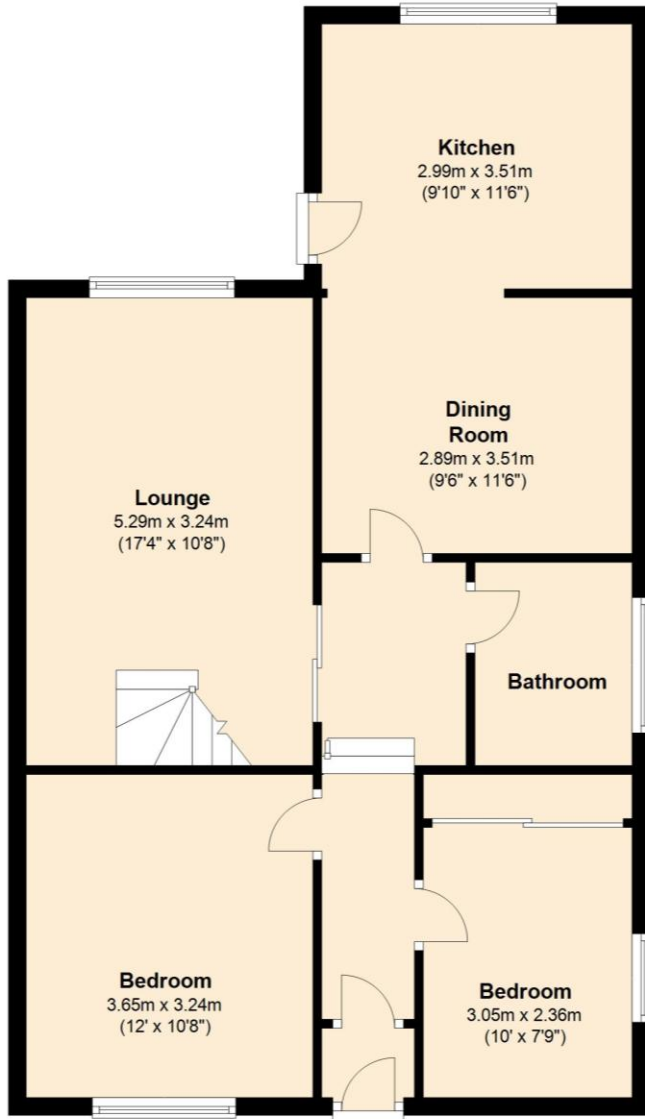
DIRECTIONS

From our Cowbridge office, travel along Westgate and take the left hand turn onto Llantwit Major Road. Stay on this road for approximately 3 miles until you reach a 'T-Junction'. Turn left following signs for Llantwit Major. Continue on this road, and when you reach a roundabout take the first exit. Travel on this road in an easterly direction, pass over the mini-roundabout and turning right at the first set of traffic lights and continue along Llanmaes Road towards the town centre. Bear left at the end of this road, passing the Railway Station to your left, and turn left after a further 200 metres into Boverton Road. The turning into Boverton Brook will be to your right after about 1/2 a mile. Bear left on entering the cul de sac and no 29 will be in front of you, at the end of this length of road.



Ground Floor

Approx. 72.6 sq. metres (781.5 sq. feet)

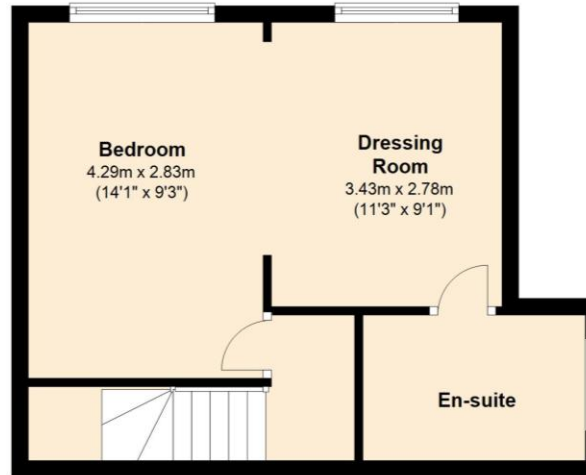


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	50
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

First Floor

Approx. 31.9 sq. metres (343.6 sq. feet)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. The plans do not form part of any contract.

