The Overview

Property Name:
South View, Boverton, Llantwit Major

Price:
£400,000

Qualifier:
Asking Price

4 2 3 EPC B

The Bullet Points

- No Onwards Chain
- Spacious Living Room
- Utility Room & Downstairs Toilet
- Master Bedroom with En-Suite
- Off-Street Parking & Garage
- Four-Bedroom Detached Home
- Modern Open-Plan Kitchen/Diner
- Versatile Playroom/Office
- Generous Rear Garden with Patio
- Sought-After Location

The Main Text

No Onwards Chain

Situated within a popular residential development in Boverton, this impressive detached family home offers spacious and versatile accommodation extending to approximately 1,580 sq.ft.

The ground floor comprises a welcoming entrance hall, a generous living room enjoying views over the front aspect, and a superb kitchen/dining room which forms the heart of the home. The kitchen provides ample storage and workspace, with plenty of room for family dining and entertaining. A separate utility room and convenient cloakroom/WC are positioned off the kitchen.

A further reception room, currently used as an office/playroom, offers excellent flexibility and could be utilised as a family room, home office, playroom, or hobby room depending on individual requirements. An integral garage completes the ground floor accommodation.

On the first floor, the spacious principal bedroom benefits from its own en-suite shower room. Three additional well-proportioned bedrooms provide ample space for family members or guests and are served by a contemporary family bathroom.

Externally, the property enjoys driveway parking leading to the garage and an enclosed rear garden offering a mixture of patio and lawned areas, ideal for outdoor dining, entertaining and family enjoyment.

This attractive home combines generous living accommodation, modern, family-friendly layouts, and an excellent location close to local amenities, schools, and the beautiful Glamorgan coastline.

Additional Information
Seller's comments regarding the annual charge. It varies yearly but approximately £500-£600 pa

Local Area
Boverton, Llantwit Major, is a charming and sought-after location known for its blend of historic character and modern amenities. The area offers a welcoming community atmosphere with a range of local shops, cafes, restaurants, scenic walking trails, and green spaces perfect for outdoor enthusiasts. Just a short distance away, the stunning Heritage Coastline provides breathtaking coastal walks, sandy beaches, and picturesque countryside views. Llantwit Major is steeped in history, with its quaint town centre offering a mix of independent boutiques, traditional pubs, and leisure facilities. This vibrant yet peaceful setting makes it ideal for those seeking a balance between countryside living and modern convenience.

Schools
The area benefits from a selection of well-regarded schools catering to all age groups, making it an excellent choice for families. Local schools are known for their strong academic performance, supportive learning environments, and various extracurricular activities, including sports, music, and community initiatives. Many schools in the area have modern facilities and dedicated teaching staff, ensuring that students receive a high standard of education. With a focus on academic achievement and personal development, the local schools contribute to the area's strong sense of community, making it an appealing location for families looking to settle.

Local Transport
Boverton and the wider Llantwit Major area benefit from convenient transport links, making it easy to travel locally and beyond. The area is well connected by road, providing straightforward access to nearby towns and cities. Regular bus services operate throughout the community, offering reliable routes to key destinations. The nearby train station also provides direct rail links, making commuting or leisure travel hassle-free. With these transport options, residents can enjoy the balance of a peaceful coastal setting while still having excellent connectivity to surrounding areas.

The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.

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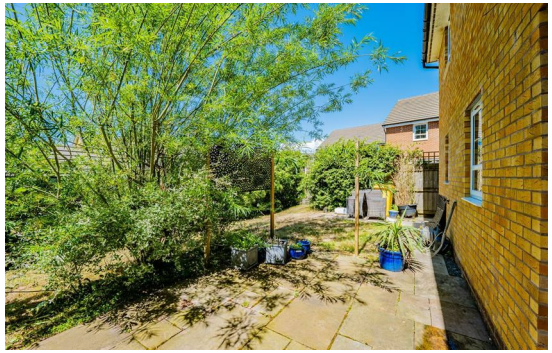

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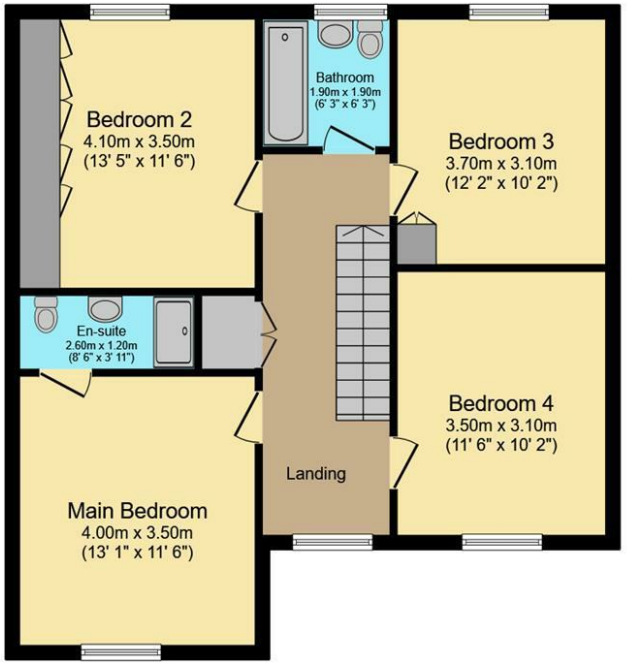
The Floorplan

Ground Floor

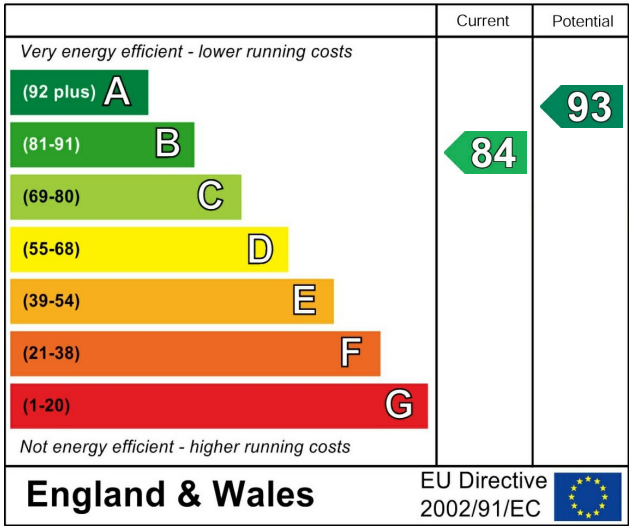


First Floor

Total floor area: 146.8 sq.m. (1,580 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating



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