



16 Church Meadow, Boverton, Llantwit Major, CF61 2AT

Offers Over £260,000



1 Pound Field, Llantwit Major, Vale Of Glamorgan, CF61 1DL

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EXTENDED THREE BEDROOM DETACHED PROPERTY located on the popular Church Meadow development in Boverton, Llantwit Major. Internally the property briefly comprises; Entrance hallway, lounge, dining room, kitchen with utility/cloakroom to the ground floor with three bedrooms and a family bathroom to the first floor. Externally the property benefits from a fully enclosed garden to the rear and garage with driveway providing off road parking. This property is offered with NO ONWARD CHAIN.

**GROUND FLOOR**

**Hallway**  
Enter the property via uPVC front door into the hallway with solid wood flooring and carpeted stairs leading to the first floor.

**Lounge**  
3.43m x 4.54m (11' 3" x 14' 11")  
uPVC window to the front of the property. Solid wood flooring, radiator, ceiling light and power.

**Kitchen**  
3.06m x 2.20m (10' 0" x 7' 3")  
Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Gas oven and hob with extractor hood over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for white goods. Tiled flooring, ceiling light and power.

**Utility/Cloakroom**  
2.67m x 2.53m (8' 9" x 8' 4")  
Fitted with a stainless steel sink and drainer with mixer tap over. Low level storage unit. WC and walk-in shower cubicle. Space and plumbing for washing machine.

**Dining Room**  
2.25m x 3.08m (7' 5" x 10' 1")  
uPVC patio doors leading out to the rear garden. Solid wood flooring, radiator, ceiling light and power.

**FIRST FLOOR**  
**Landing**  
Doors leading to all bedrooms and family bathroom. Location of loft access. Ceiling light.

**Bathroom**  
1.97m x 1.66m (6' 6" x 5' 5")  
Fitted with a three piece suite comprising; low level WC, wash hand basin set into vanity unit and p-shaped bath with shower over and glass surround. Fully tiled, radiator, spot lights and power.

**Bedroom One**  
2.50m x 4.26m (8' 2" x 14' 0")  
uPVC window to the front. Radiator, laminate flooring, ceiling light and power.

**Bedroom Two**  
3.37m x 2.44m (11' 1" x 8' 0")  
uPVC window to the rear. Radiator, laminate flooring, ceiling light and power.

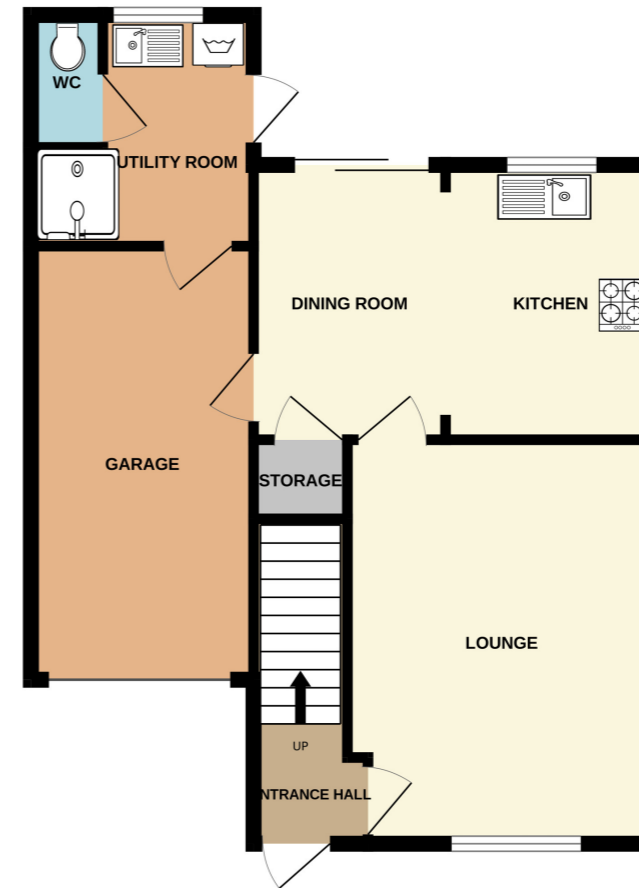
**Bedroom Three**  
2.51m x 1.94m (8' 3" x 6' 4")  
uPVC window to the rear. Radiator, laminate flooring, ceiling light and power.

**EXTERNAL**  
**Garden**  
To the front of the property is a low maintenance garden laid to lawn with a paved driveway leading to the garage.

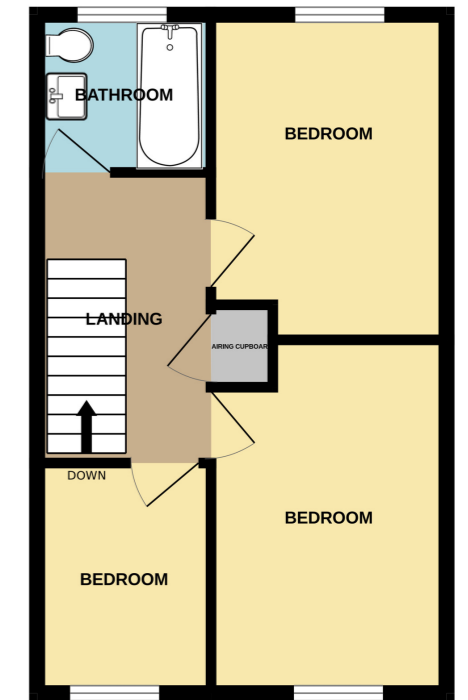
To the rear is a fully enclosed garden with a mixture of lawn and patio areas. Gated side access.

**Garage**  
4.80m x 2.50m (15' 9" x 8' 2")  
Fitted with an up and over door. Ceiling light and power.

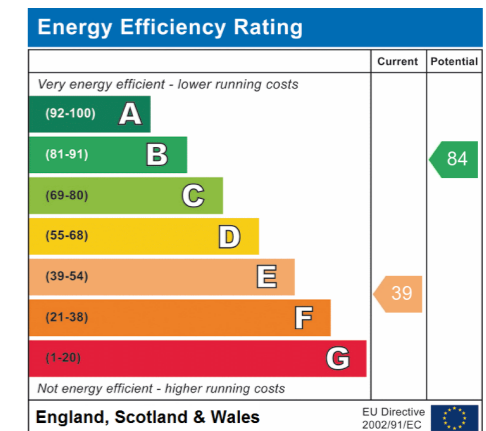
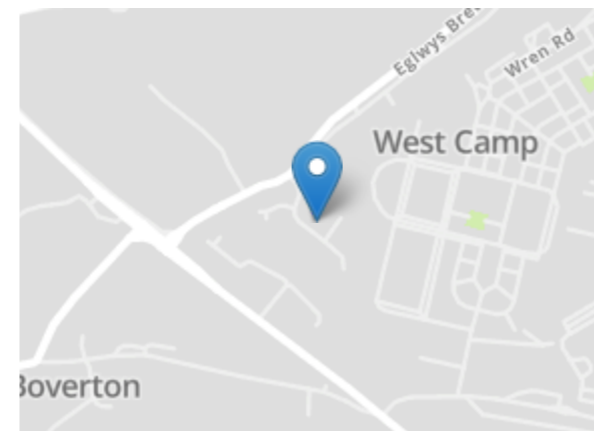
GROUND FLOOR  
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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