

Clinton, Eagleswell Road,

Boverton, Llantwit Major, CF61 1UF

Watts & Morgan



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Guide Price £409,950 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Nestled in the charming coastal town of Llantwit Major, this delightful detached bungalow offers a perfect blend of comfort and flexibility. Spanning over 1,400 square feet, the property boasts three double bedrooms, the largest bedroom being on the ground floor, a recently refurbished 4-piece bathroom and an inviting lounge with log burner. The heart of the home is the open-plan family kitchen and dining area which links to a utility room and WC. Further offering a large, mature south-facing garden, which features a small pond and a well-maintained lawn providing a good degree of privacy. There is off road gated driveway parking for up to four vehicles leading to a detached garage.

Viewing highly recommended to appreciate this sizeable bungalow within Boverton, Llantwit Major.

EPC Rating TBC.

Directions

Cowbridge Town Centre – 6.0 miles

Cardiff City Centre – 20.1 miles

M4 Motorway – 9.7 miles

Your local office: Cowbridge
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Summary of Accommodation

About The Property

'Clinton' occupies a generous plot within Boverton, which sits within the charming coastal town of Llantwit Major offering easy access to a bustling high street, reputable Welsh and English schools and beach.

This delightful detached bungalow offers a perfect blend of modern comfort and flexibility, spanning over 1,400 square feet. To the ground floor, the large hallway presents original wood-block herringbone flooring with a carpeted staircase leading to the first floor. From here, stained glass doors open into an inviting lounge which enjoys a lovely view over the sunny rear garden, with sliding patio doors providing access out onto the patio area. A central feature to this room is the wood burning stove sat on a tiled hearth with oak beam above. This room has been laid with carpet, and does benefit from original wood-block flooring beneath. Next to the lounge is the ground floor 4-piece bathroom which has been recently refurbished to include a bath with separate shower and mosaic tiled splashback areas and flooring. The heart of the home is the open-plan family kitchen / dining area which is offers much space for entertaining. The kitchen has been fitted with shaker-style units and coordinating work surface and ceramic tiled flooring. Offering a range of integral appliances to remain to include; eye-level double oven with grill, 4-ring gas hob, dishwasher and washing machine. To the dining area / family snug, there is continuation of original wood-block flooring and a bay window enjoys a lovely outlook over the front garden. The kitchen also links to a utility room with plumbing for appliances and provides access to the garden and to a small WC which houses the Glow Worm gas combi boiler.

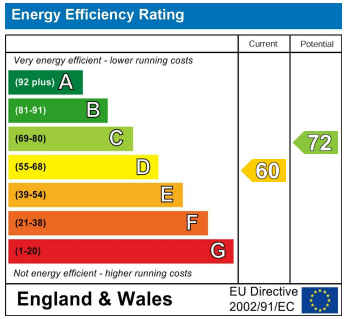
Boasting three double bedrooms, the largest bedroom is located on the ground floor with the benefit of two double fitted wardrobes. To the first floor there are two further double bedrooms, and a walk-in boarded eaves storage space which provides excellent storage.

Ground Floor

Approx. 105.9 sq. metres (1140.2 sq. feet)

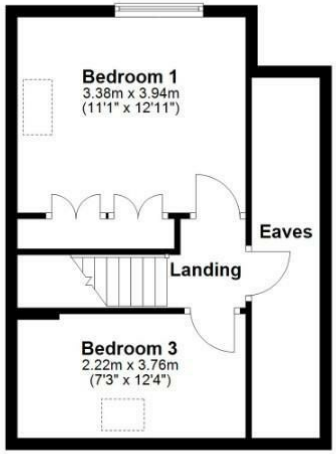


Scan to view property



First Floor

Approx. 28.5 sq. metres (306.6 sq. feet)



Total area: approx. 134.4 sq. metres (1446.8 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. They do not form any part of any contract.

Gardens and Grounds

Enjoying a very generous plot, 'Clinton' benefits from a mature south-facing garden featuring a small pond and a well-maintained lawn enjoying a good degree of privacy. There are several fruit trees and either side of the garden is screened by tall trees and foliage. Located just off from the lounge sliding doors is a paved area with retractable garden awning which is ideal to enjoy the sun. Furthermore there are external power sockets supplied to make tending to the garden easier.

To the front of the property there is a gated compressed concrete driveway which provides parking for up to four vehicles, leading to a detached garage with manual up and over door, power supply, pedestrian door and window. The front garden offers an abundance of colourful plants and is fully enclosed.

Additional Information

Freehold. All mains services connect to the property. Gas-fired Glow Worm combi central heating. Council tax band F.





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