



63 Harding Close, Boverton,
Llantwit Major, CF61 1GX

Watts
& Morgan



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Llantwit Major CF61 1GX

Guide Price £315,000 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Located just a short walk from the coastal town of Llantwit Major and falling within the catchment area for the highly regarded Llantwit Major Comprehensive School, this stylish and extended three-bedroom semi-detached home in Bovertown offers modern family living. With open-plan living to the ground floor, complete with separate utility and WC. This immaculately presented property has been renovated and extended by the current owners in recent years to offer contemporary, spacious accommodation throughout. Externally enjoying a low maintenance landscaped garden, driveway parking, and a half-garage. Llantwit Major offers a range of amenities including shops, restaurants, doctors, pharmacies, and a train station, all within easy reach, along with access to beautiful beaches and countryside walks. EPC Rating; C.



Directions

Cowbridge Town Centre – 6.1 miles

Cardiff City Centre – 14.0 miles

M4 Motorway Pontyclun – 13.0 miles

Your local office: Cowbridge

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Summary of Accommodation

About The Property

Situated in the heart of the charming coastal village of Boerton, Vale of Glamorgan, this beautifully presented and extended three-bedroom semi-detached home offers stylish, contemporary living within a short walk of local amenities and the scenic coast.

On entry, there is a porch which welcomes you into a bright and inviting living room, complete with bespoke wall panelling that adds character and warmth. A staircase with a contemporary glass balustrade leads to the first floor.

Leading on from the living area is the extended, spacious open-plan kitchen / dining room with snug area. This family-friendly space is thoughtfully designed with light grey cabinetry, wood-effect worktops, and integrated appliances including; a fridge-freezer, dishwasher, gas hob, electric oven and washing machine. French doors from the dining area open directly onto the low maintenance rear garden, creating a seamless flow between indoor and outdoor living. The entire ground floor is finished with luxury Karndean LVT flooring laid to herringbone design, adding to the elegant aesthetic.

A separate utility room offers additional storage and functionality, while the recently added downstairs WC adds convenience for modern family life. Upstairs, the property features three well-proportioned bedrooms - two generous doubles and a third ideal for a child's room, nursery, or home office. The two larger bedrooms include fitted wardrobes. A stylish, recently upgraded family bathroom boasts a large walk-in shower enclosure with rainfall shower over, as well as a separate bath, part tiled walls and LVT flooring - providing the perfect space to unwind.

Garden & Grounds

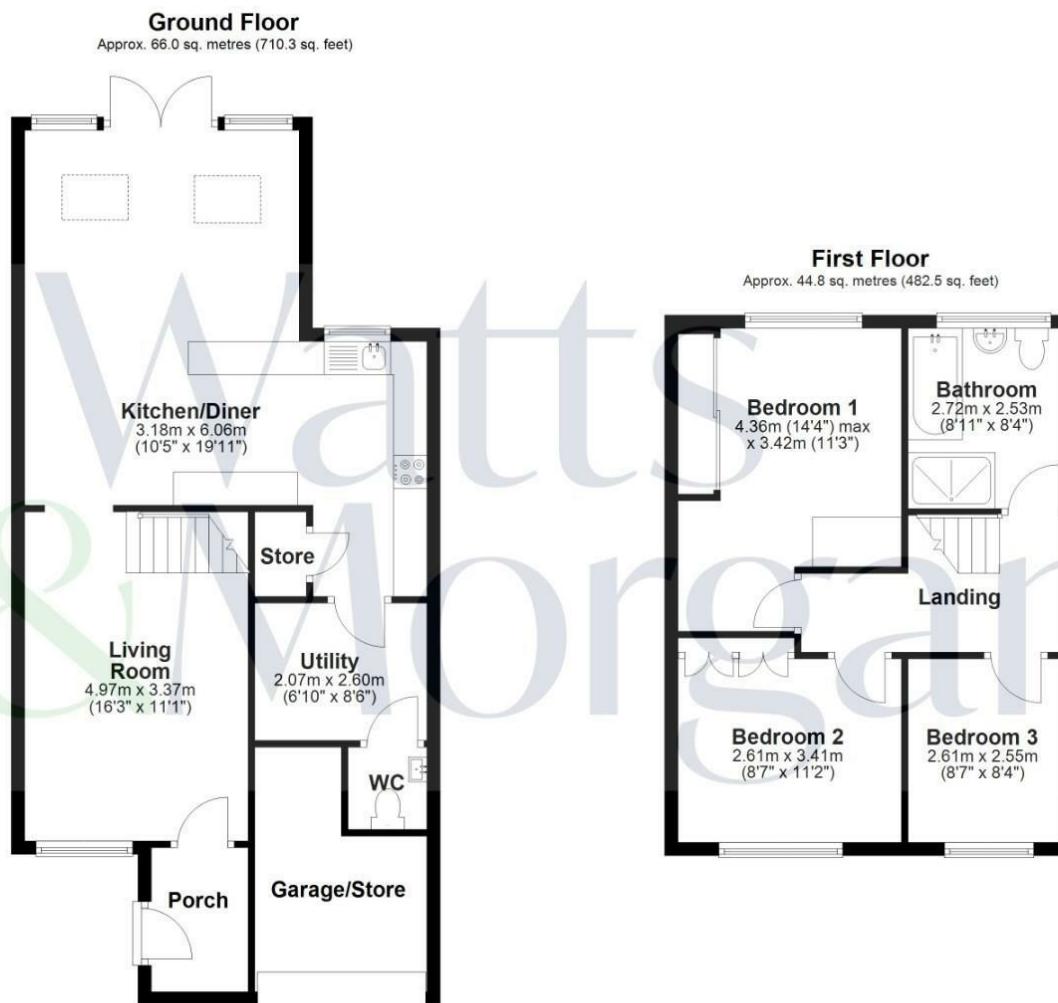
The rear garden has been thoughtfully landscaped to provide a low-maintenance, inviting outdoor space featuring a combination of patio and astro turf. With side access and a sunny aspect, it's ideal for entertaining, family activities, or simply relaxing.

To the front, the property benefits from a private driveway with parking for two vehicles, as well as a half-garage offering useful storage or potential workshop space.

Additional Information

Freehold. All Mains Connected - gas combi central heating. Council Tax Band D.

As required under the Estate Agents Act 1979, we are required to disclose that the vendor of this property is a member of staff at Watts & Morgan LLP.



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.



| Energy Efficiency Rating | |
|----------------------------------------------------------|-------------------------|
| Very energy efficient - lower running costs (92 plus) | A |
| (81-91) | B |
| (69-80) | C |
| (59-68) | D |
| (39-54) | E |
| (21-38) | F |
| (1-20) | G |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |



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