



69 Church Meadow
Llantwit Major, CF61 2AT

Watts
& Morgan



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Boverton, Llantwit Major, CF61 2AT

£325,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Set in a peaceful Boverton cul-de-sac, this immaculate three-bedroom semi-detached property combines stylish interiors with practical family living. Highlights include a spacious living room, a contemporary kitchen with French doors to the garden, two generous double bedrooms, a versatile attic room, and a recently landscaped tiered rear garden. With driveway parking and an attached garage, this home is ready to move straight into and enjoy.



Directions

Cowbridge Town Centre – 6.2 miles

Cardiff City Centre – 20.0 miles

M4 Motorway Pencoed – 11.0 miles

Your local office: Cowbridge

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Summary of Accommodation

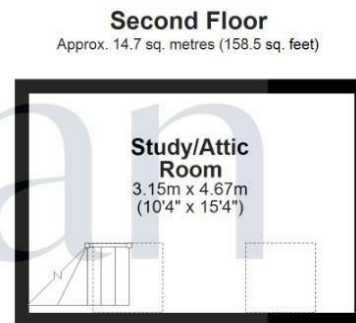
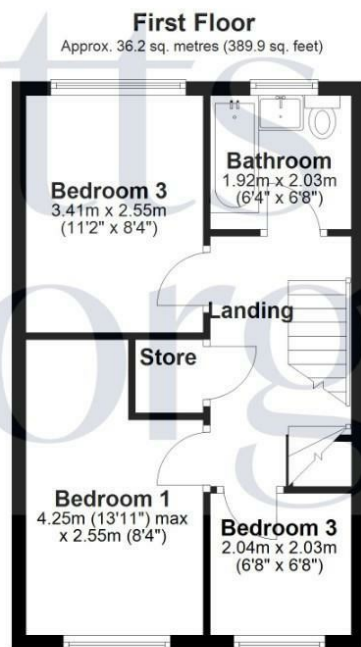
About The Property

This immaculately presented three-bedroom semi-detached home is set within a peaceful cul-de-sac in the sought-after area of Boverton. The property benefits from a single attached garage and driveway parking. On entering, you are welcomed by a bright and tastefully decorated entrance hall with eye-catching colourful tiled flooring. To the left, the spacious living room features stylish tiled wood-effect flooring which flows throughout the ground floor.

The contemporary kitchen is fitted with a gas hob, single oven, integrated dishwasher, and space for a washing machine. A freestanding fridge-freezer is also included. The cabinetry is finished in a modern dark blue, complemented by grey and white marble-effect worktops. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

To the first floor are two generously sized double bedrooms and a third single bedroom, currently arranged as a home office. A family bathroom with a three-piece suite serves the floor. The property further benefits from a recently renovated attic room, complete with new Velux windows, offering an ideal multipurpose space.





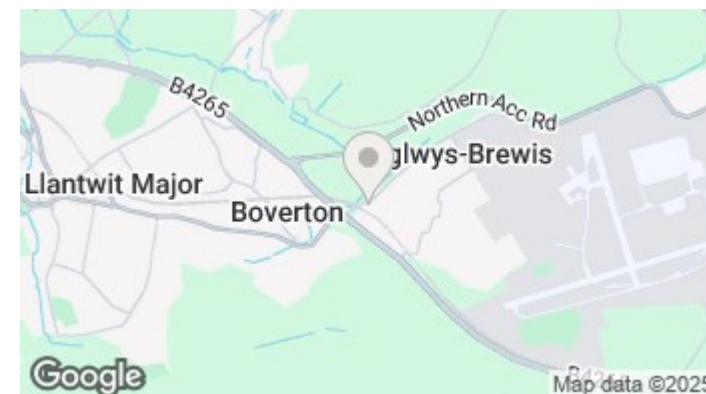
Total area: approx. 100.3 sq. metres (1080.0 sq. feet)

Garden & Grounds

The rear garden has been beautifully landscaped to create a stylish and practical outdoor retreat. The top tier features a smart grey patio, perfect for alfresco dining and entertaining. Below this are two tiered lawns, providing additional space for relaxation and recreation. To the front of the property, driveway parking leads to the attached single garage, enhancing both convenience and storage.

Additional Information

Freehold. All Mains Connected, Council Tax Band D.



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



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.



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