



11 Monmouth Way, Boverton,  
Llantwit Major, Vale Of Glamorgan, CF61 2GT

Watts  
& Morgan



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Llantwit Major, Vale Of Glamorgan, CF61 2GT

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## Guide Price £435,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms  
Double Garage Plus Car-Port | Corner Plot

A delightful detached family home in Boverton, Llantwit Major, with superb corner plot. Spanning an impressive 1,700 sq ft, this extended property offers four bedrooms and three reception rooms.

To the ground floor; porch, lounge with log-burner, separate dining room and open-plan kitchen-living space with doors linking to the south-facing garden. Also, a ground floor shower room. To the first floor, two double bedrooms, two single bedrooms and a 3-piece family bathroom.

The substantial rear garden extends to the side of the property, with large lawn, paved terrace with pergola and double garage with parking in-front and electric charging point. Also, a front driveway which leads to an integral car-port.

Benefitting from solar panels and Llantwit Major Comprehensive School catchment. EPC Rating C.



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### Directions

Cowbridge Town Centre – 5.3 miles

Cardiff City Centre – 23.5 miles

M4 Motorway – 9.8 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

This well-presented, detached modern family home offers sizeable living accommodation, with the benefit of a substantial garden and excellent external storage to include double garage plus integral car-port.

The property spans over 1,700 sq ft to include an entrance porch with fitted storage closet, which opens directly into the bright and airy dining room. This room provides a carpeted staircase which leads to the first floor landing, and has a large window overlooking the frontage. From here, the lounge is a generous reception room with central feature wood-burning stove, and also enjoys an outlook to the front. A sliding pocket door opens through into a great addition to this family home - the extended open-plan kitchen-living space. To the heart of this home, and ideal for family life, this multi-functional room has underfloor heating, links directly to the garden and also into a ground floor shower room. The kitchen has been fitted with a range of quality shaker-style wall and base units to include large pantry cupboards. There is an integral dishwasher to remain and a freestanding large Rangemaster cooker (can be negotiable if required). The breakfast bar area provides space for high stools to enjoy the wonderful view out onto the garden. From the kitchen there is a door into the dining room, and also into the integral car-port.

To the first floor, there are four bedrooms, a 3-piece family bathroom and a partially boarded loft space with pull-down ladder.

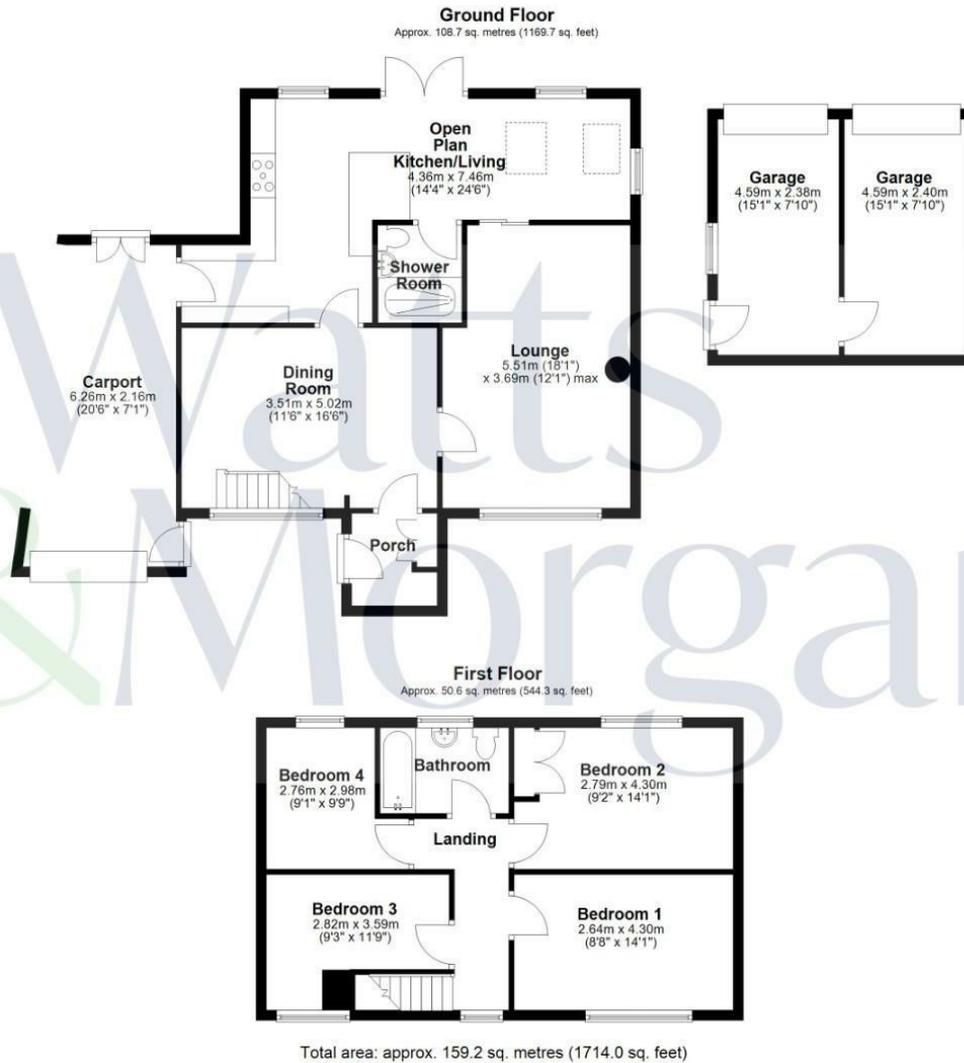


### ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired combi (fitted 2023) and under-floor heating to family living room. Owned south-facing solar panels to the rear of the property. Council tax band E.

## GARDENS AND GROUNDS

11 Monmouth Way sits on a generous corner plot with a substantial rear garden which extends to the side of the property. The garden features a large lawn, which is ideal for families, with large sun terrace and timber pergola to enjoy the south-facing position. There are numerous planted borders and evergreen shrubs which provide a good degree of privacy to this sunny space. There is a rear gate providing access out to the rear parking spaces, sat in-front of a double garage with electric-car charging point to remain. The garages benefit from full power supply and a pedestrian door access from the garden. Additionally a front gate leads to the lawned frontage with driveway providing additional off-road parking, leading to an integral car-port, with its own access, power supply and utility space.



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			
		70	80
<b>England &amp; Wales</b>		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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