



**17 HARDING CLOSE**

**BOVERTON CF61 1GX**

**TENURE : FREEHOLD**

**PRICE : £ 189,500**

**SITUATION & DESCRIPTION** This is a modern three bedroom end of link property situated in a cul-de-sac overlooking a green in a residential area of Boverton close to the coastal town of Llantwit Major. The elevations are of facing brick with an interlocking tiled roof. The property has the benefit of UPVC double glazing and gas fired central heating. Garden to front and rear. In recent years the attached garage has been converted to a reception room with cloakroom and W/C. UPVC windows to the front and rear. The town rests a mile inland on the Glamorgan Heritage Coast. The beach and coastal walks offer stunning views across the Bristol Channel. Llantwit Major has excellent local schools (both English and Welsh medium) and access to regular and convenient rail and bus services. The town's railway station reaches Bridgend to the west in 15 minutes and Cardiff to the East in 30 minutes. Both Cardiff International Airport and the M4 motorway are a short 15 minute drive away. Llantwit Major is a bustling, popular town with good shopping and recreational facilities available including rugby, football and Surf Life Saving. Llantwit Major boasts an excellent library, restaurants, a leisure centre and several historic public houses.

**ACCOMMODATION** Approach to front porch via a UPVC pattern half glazed door with side panel leading to the reception hall.

**RECEPTION HALL** Wired for centre light and power points. Coved and combed artex ceiling. Shelving. Location of the service meters. Panel radiator. Laminated flooring. Staircase leads to first floor. Fifteen panel glazed door leads to:

## LIVING ROOM

14' 6" x 14' 0" Window overlooking the front with a double panel radiator beneath. Single panel radiator to the side. Coved and combed artex ceiling. Wired for twin lights and power points. Central heating thermostat. Laminated flooring. Polished wood staircase leads to first floor. Pinewood door leads to:



## RECEPTION ROOM

16' 0" x 7' 0" L shaped - formerly the garage. Window overlooking the front and obscure glazed window to the rear. Plain plastered ceiling. Double panel radiator with individual thermostat. Wired for centre light and power points. Pinewood doors. Laminate flooring.

## CLOAKROOM

Suite in white comprising WC and wash hand basin. Wired for light and extractor fan. Laminate flooring.



## KITCHEN/ DINER

14' 0" x 8' 6" **To the kitchen area** - Window overlooking the rear with blind. Wired for ceiling light and power points. Fitted with a range of base and wall units with matching work surfaces over and incorporating single drainer sink unit, oven and a four ring gas hob with extractor fan over. Ceramic tile surround. Panel radiator. Plumbing for appliances. Wall mounted Baxi boiler which serves the domestic hot water and gas central heating system. Smoke detector. Vinyl flooring. **To the dining area** - Double panel radiator. French doors leading to the rear garden. Wired for light and power points. Coved and artex ceiling. Vinyl flooring.

Staircase with carpet cover leads to:



**FIRST FLOOR  
LANDING AREA**

Access into the roof space which we understand is insulated and partially boarded. Wired for ceiling light and power points. Doors to all rooms. Carpet cover.

**BEDROOM NO 1**

11' 0" x 10' 3" Bay window overlooking the front with panel radiator beneath. Wired for centre light and power points. Coved and combed artex ceiling. Built in double wardrobe with shelves and hanging space. Carpet cover.

**BEDROOM NO 2**

11' 3" x 10' 8" Window overlooking the rear with panel radiator beneath. Wired for centre light and power points. Coved and combed artex ceiling. Built in cupboard with shelves. Carpet cover.

**BEDROOM NO 3**

8' 0" x 6' 0" Window with blinds overlooking the front and panel radiator beneath. Wired for centre light and power points. Carpet cover.



**BATHROOM**

Obscure glazed window with blind overlooking the rear. Wired for sunken ceiling lights. Refurbished luxury fitted bathroom with a suite in white comprising a twin shower cubicle, wash-hand basin and WC. Vanity unit. Full ceramic tiled walls and floor. Towel radiator.

**EXTERNAL**

**To the front** Low maintenance garden with centre pathway.

**To the rear** Paved patio area. Lawn area. Border fencing. Side gate. Water laid on. Wired for lighting. Garden shed.



<b>SERVICES</b>	Mains – Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulations.
<b>VIEWING</b>	At any reasonable time with the Agent as above.
<b>LOCAL AUTHORITY</b>	Vale of Glamorgan Council, Civic Offices, Holton Road, Barry
<b>COUNCIL TAX BAND</b>	C

*Important Notice – All measurements have been taken by a sonic tape and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error. The photographs show only certain parts of the property at the time they were taken. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. Any description or information given should not be relied upon as a statement or representation of fact or that the services are in a good condition. None of the services or equipment in the property have been tested by Anthony Brown Limited and prospective purchasers must make their own investigations. Any floor plans included in these sales particulars are not drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. The plans do not form part of any contract.*

Details prepared on 14<sup>th</sup> November 2018

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