





4 Orchard Close, Boverton

£435,000 Freehold

DETACHED FAMILY HOME. • 4 BEDROOMS. • UTILITY. CLOAKROOM/WC. • 2 RECEPTION ROOMS. • GARAGE. DRIVEWAY FOR 2 CARS. • ADDITIONAL GARDEN TO SIDE. • UPVC. GCH. NO FORWARD CHAIN. • QUIET CUL DE SAC POSITION. • EPC D65

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An excellent opportunity to acquire a spacious detached family home with impressive gardens, located in a quiet mature cul de sac. 4 Orchard Close is within easy reach of the local shops, schools, amenities and train and bus stations of Llantwit Major, Vale of Glamorgan and the Heritage Coastline and beaches. The property briefly comprises; entrance porch and hallway, sitting room, dining room, kitchen, utility and cloakroom/WC to the ground floor. To the first floor are four bedrooms, family bathroom and en-suite to the master bedroom. Outside there are gardens to the front, rear and sides, with an excellent walled garden to the right of the house - with huge potential to further improve. There is a driveway for 2 cars and a garage. This home has potential to modernise and enjoys gas central heating and UPVC windows. Viewings are highly recommended to full appreciate the location, space inside and outside the property, and the potential to improve further.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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GROUND FLOOR

Entrance Hallway
Stairs to first floor. Front entrance door from porch. Doors to kitchen and sitting room. Radiator.

Sitting Room
19’ 2” x 11’ 2” (5.84m x 3.40m)
UPVC window to front. Radiators. Fireplace. Open plan to dining room.

Dining Room
12’ 5” x 16’ 2” (3.79m x 4.93m)
Door to kitchen. UPVC glazed door to rear garden. Radiator.

Kitchen
9’ 9” x 17’ 10” (2.97m x 5.44m)
UPVC window to rear. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink. Eye level oven and grill with electric hob. Larder. Radiator. Space for white goods. Door to utility room.

Utility
UPVC glazed door and window to rear. Door to cloakroom/WC. Wall mounted gas boiler providing the central heating. Work surface with stainless steel sink and mixer tap.

C[illegible]WC
L[illegible]. UPVC window to rear.

FIRST FLOOR







Cloakroom/WC
Low level WC. UPVC window to rear.

FIRST FLOOR

Landing
Doors to bedrooms and family bathroom and separate WC.

Bedroom 1
10' 8" x 15' 11" (3.25m x 4.85m)
UPVC window to front. Radiator. Door to en-suite.

En-suite
5' 3" x 6' 9" (1.60m x 2.06m)
Shower enclosure with mixer shower. Low level WC. Ceramic wash hand basin with mixer tap. UPVC opaque window to rear. Cupboard. Airing cupboard with hot water tank. Radiator.



WC
Low level WC. UPVC opaque window to rear.

Family Bathroom
7' 10" x 6' 1" (2.39m x 1.85m)
Panelled bath. UPVC opaque window to rear. Radiator. Wash hand basin.



Bedroom 2
13' 11" x 11' 3" (4.24m x 3.43m)
UPVC window to rear. Radiator. Built in wardrobe.

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13[illegible] 3.99m x 2.85m)
U[illegible]w to front. Radiator. Built in wardrobes. Wash ha[illegible]

Bedroom 4

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GARDEN

Enclosed gardens to the rear and side. Potting shed and low maintenance area to the side.

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