

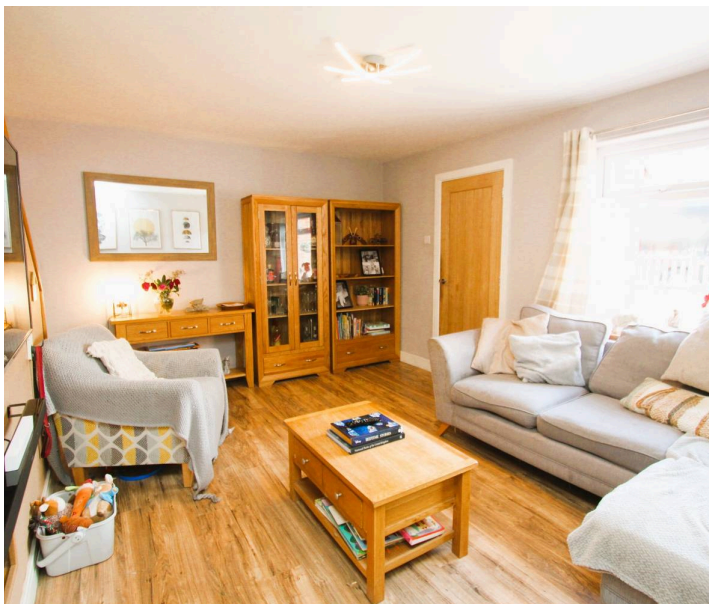
## 30 Monmouth Way

Boverton, Llantwit Major

Chris Davies are proud to offer this significantly extended and well presented end-of-terrace family home. 30 Monmouth Way lies in a mature, popular location of Llantwit Major within walking distance of local shops, schools, amenities and the heritage Coastline and its beaches. The three-bedroom layout offers a comfortable living space, where the heart of the home resides in the kitchen/diner, perfect for hosting gatherings or cosy family dinners. Beyond the inviting interiors, a delightful surprise awaits in the form of a garden office, offering a secluded retreat for work or leisure pursuits. The extension has a sedum roof which provides environmental and practical benefits while being more aesthetically pleasing. Step outside to discover a landscaped garden that offers practicality and relaxation. A blend of patio and decking with a covered pergola area offer a variety of spaces to unwind or entertain al fresco. A timber gate to the front leads off the side access with a further gate to the rear lane. The nearby garage offers storage space and a strip of land in front of the garage block provides parking. The seller is currently adding a driveway to the front of the property.

Council Tax band: TBD Tenure: Freehold EPC  
Energy Efficiency Rating: D

EPC Environmental Impact Rating:

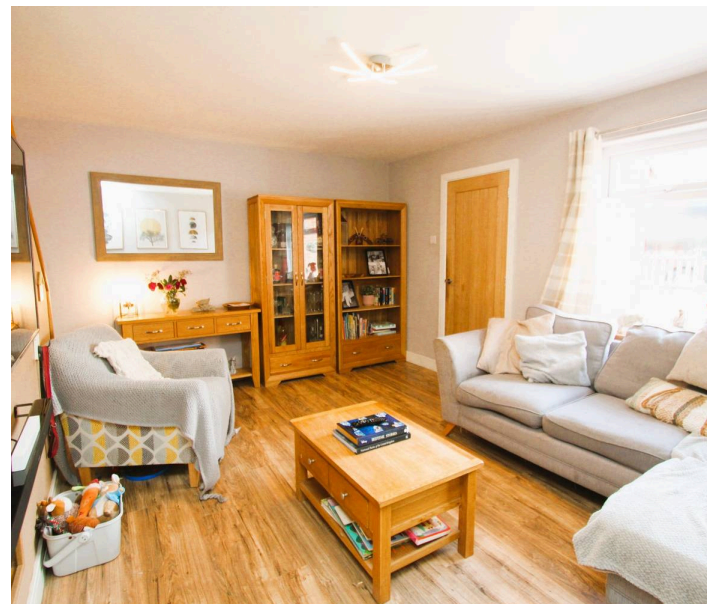
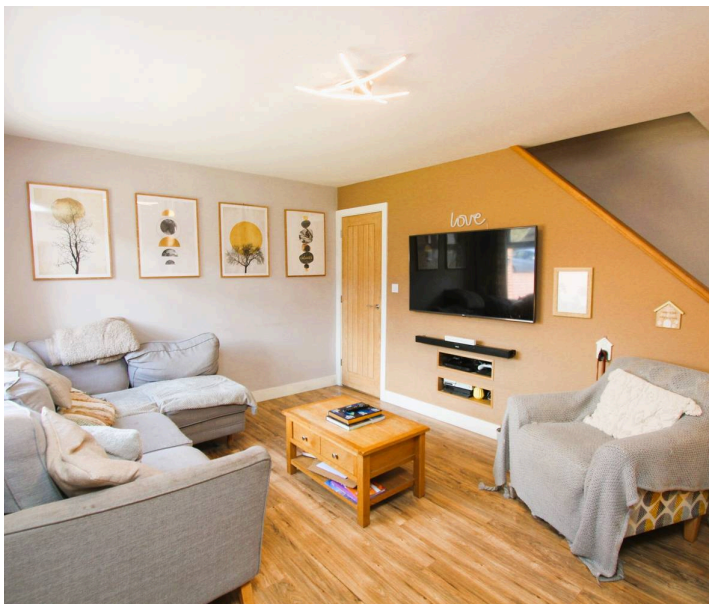




## 30 Monmouth Way

Boverton, Llantwit Major

- END OF TERRACE EXTENDED FAMILY HOME
- THREE BEDROOMS
- KITCHEN/DINER
- DOWNSTAIRS CLOAKROOM
- GARDEN OFFICE
- GARAGE AND OFF ROAD PARKING
- UPDATED EPC TO FOLLOW
- EPC D65





### **Porch**

7' 0" x 2' 11" (2.13m x 0.89m)

Pvcu door and picture window to front. Storage shelves and hanging space. Door to Living Room

### **Living Room**

14' 11" x 14' 0" (4.55m x 4.27m)

Pvcu window to front. Laminate flooring. Stairs to first floor. Understairs storage cupboard. Radiator. Doors to porch and kitchen/diner.

### **Kitchen/Diner**

20' 0" x 14' 0" (6.10m x 4.27m)

Measurements taken at maximum points, narrows to 8'10 in dining area. Fitted with a range of wall and base units with wooden worktop. LVT click flooring. Double oven with microwave function. Induction hob and extractor. Dishwasher. Spaces for washing machine, tumble dryer and American style fridge freezer. Breakfast bar. Radiator. Pvcu window to rear, patio doors to garden and roof lantern. Electric storage heater. Sliding door to lobby and cloakroom.

### **Lobby**

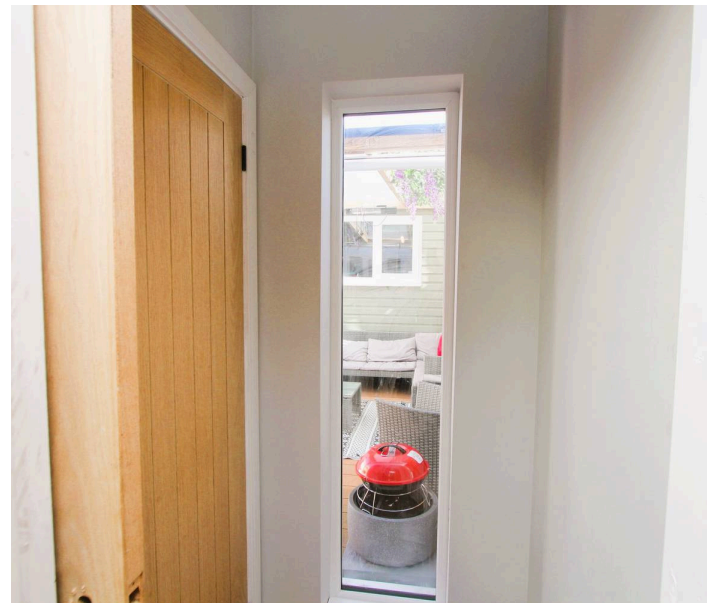
3' 0" x 2' 11" (0.91m x 0.89m)

Pvcu picture window to rear. Door to Cloakroom. Sliding door to Kitchen/Diner

### **Cloakroom**

4' 0" x 3' 0" (1.22m x 0.91m)

Tiled and papered walls. Low level Wc and wash hand basin with cupboard for storage. Decorative shelving. LVT click flooring. Door to Lobby.





### Landing

Carpet flooring. Hatch with pull down ladder to loft space. Doors to bedrooms and bathroom. Stairs to ground floor.

### Master Bedroom

13' 11" x 10' 0" (4.24m x 3.05m)

Measurements taken at maximum points into alcove. Room narrows to 10'10 x 8'0 Pvcu window to front. Carpet flooring. Recessed storage area. Alcove provides wardrobe area. Radiator. Door to landing.

### Bedroom Two

9' 0" x 7' 0" (2.74m x 2.13m)

Measurements taken at minimum points - additional 2'0 access from doorway Pvcu window to rear which has views of the sedum roof. Carpet flooring. Radiator. Recessed storage shelves. Door to landing.

### Bedroom Three

7' 10" x 6' 0" (2.39m x 1.83m)

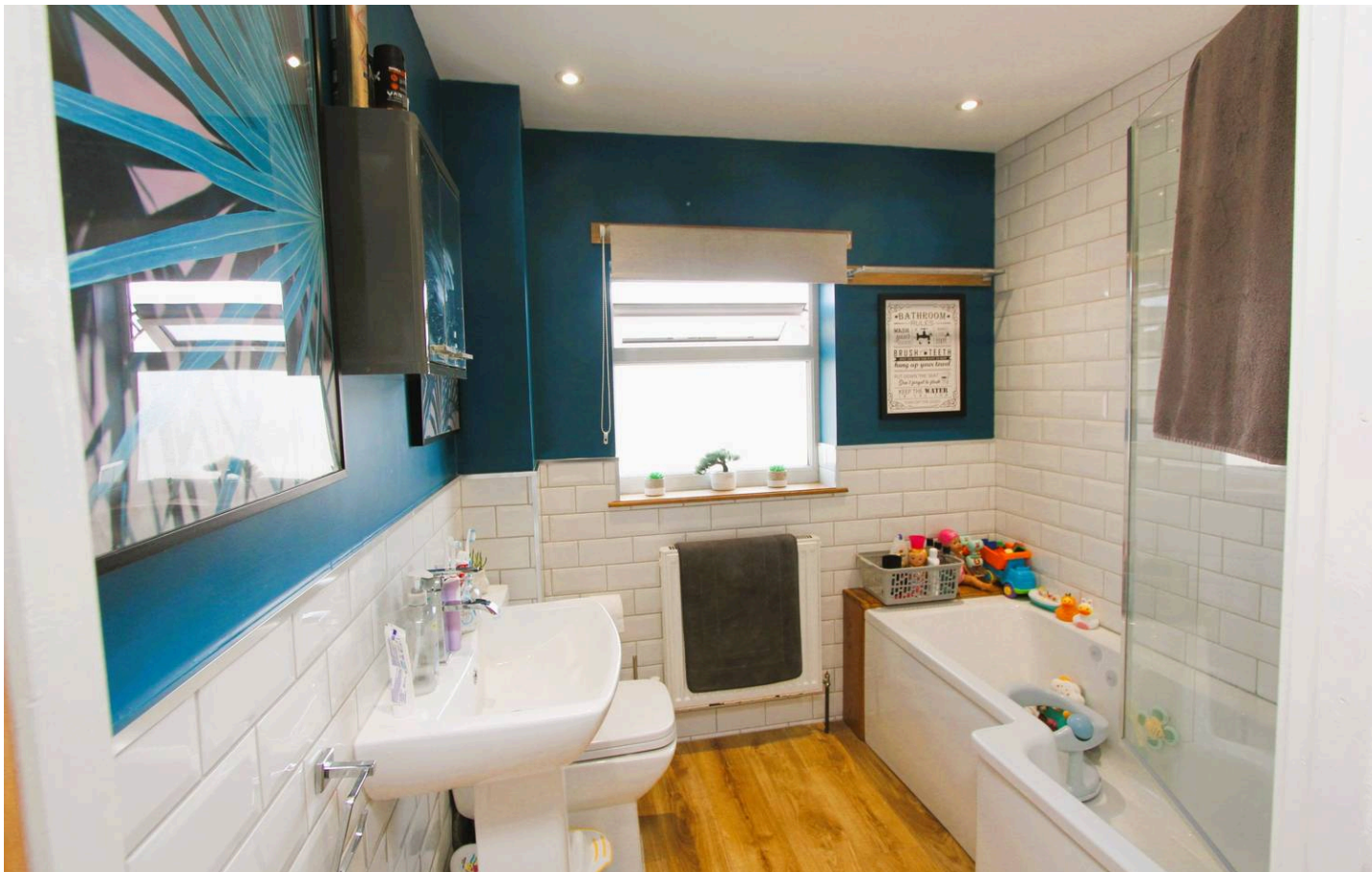
Pvcu window to front. Carpet flooring. Radiator. Door to landing.

### Bathroom

6' 10" x 6' 0" (2.08m x 1.83m)

Pvcu window to rear with obscured glazing. Three piece suite comprised of shower bath with mains shower and screen, low level Wc and pedestal wash hand basin. Part tiled walls. LVT click flooring. Radiator. Door to landing





### **Garden Office**

14' 0" x 6' 0" (4.27m x 1.83m)

Pvcu patio doors and window to front. Conforms to current building regulations. Laminate flooring. Power and lighting.

### **Rear Garden**

Landscaped garden with patio and decking with covered pergola area. Side access via timber gate to front. Timber gate to rear lane. Access to garden office. Raised bed.

### **Front Garden**

Currently laid to lawn and fenced to front and side. Potential for conversion to driveway parking if required.

### **GARAGE**

Single Garage

Location, second in from the left hand row of garages.

### **OFF STREET**

1 Parking Space

An area near to the garages for parking.

### **ON STREET**

### **DRIVEWAY**

1 Parking Space

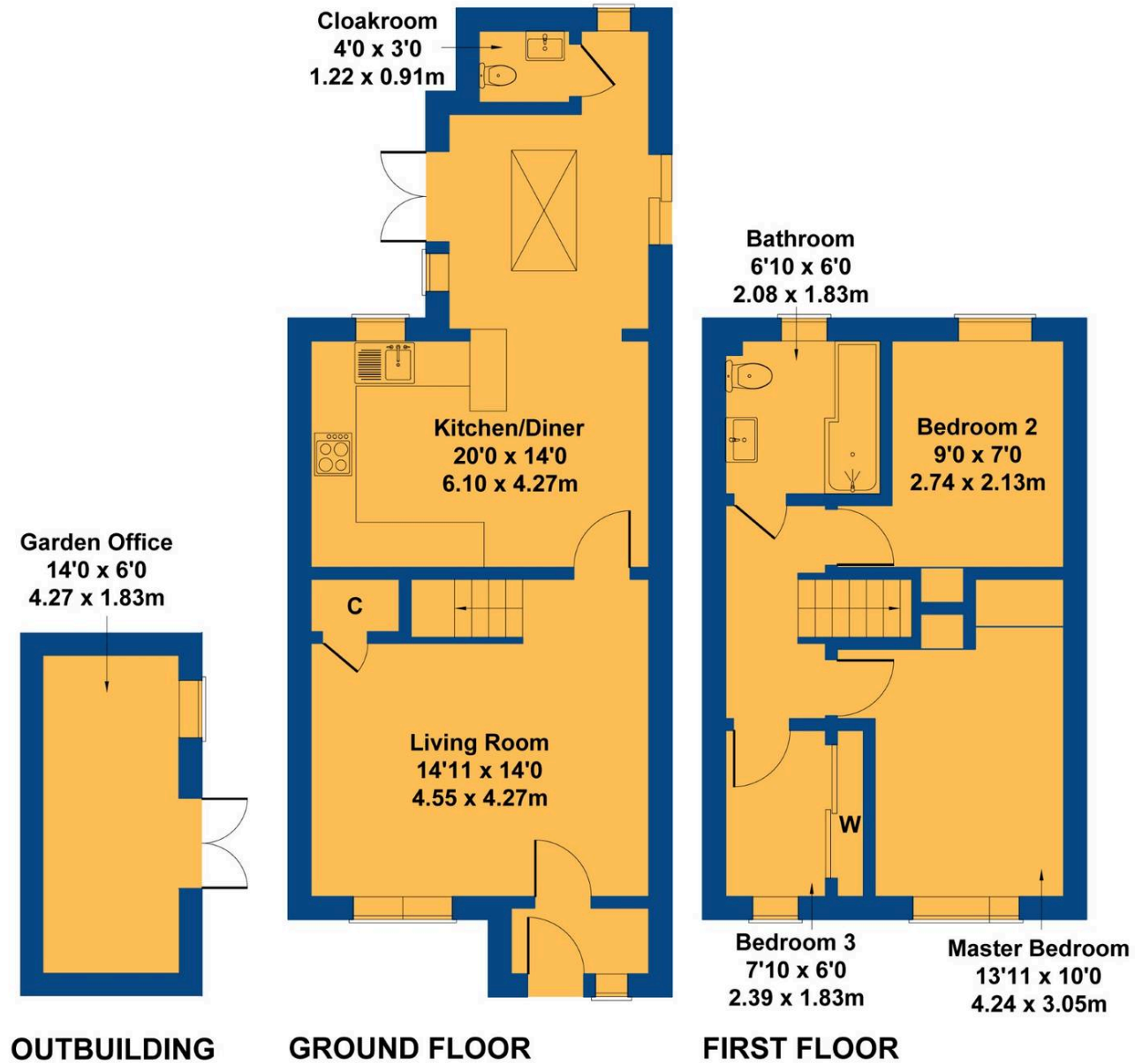
A block paviour driveway has recently been installed.



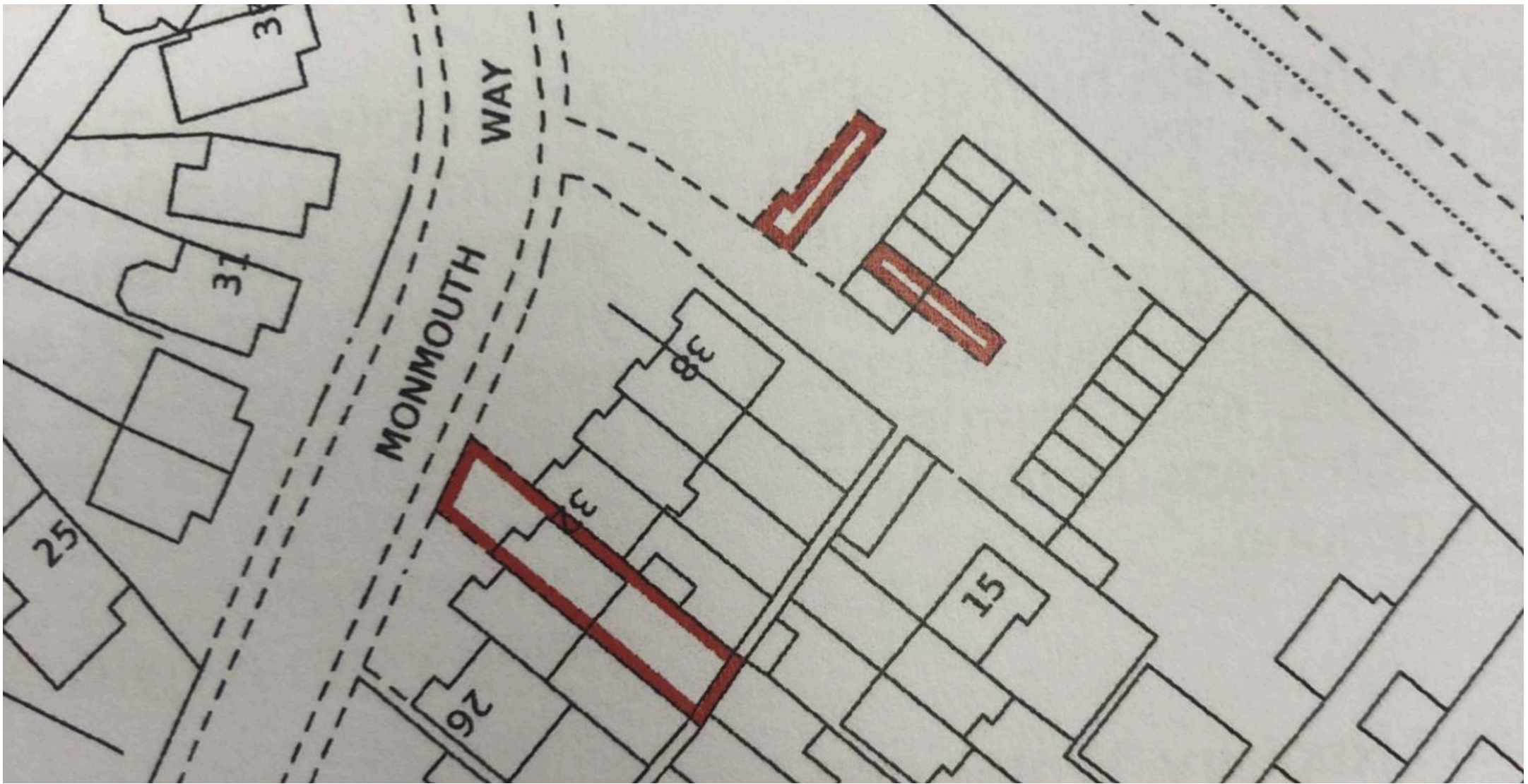


# 30 Monmouth Way

Approximate Gross Internal Area  
952 sq ft - 88 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

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