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**The Croft Llanmaes, Llanmaes Llantwit Major**

**guide price £635,000**

 **pablack**

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## About the property

PA Black Cowbridge are delighted to offer to market this immaculately presented three double bedroom detached property in the picturesque village of Llanmaes.

The original property dates back to the 1800s and was significantly extended and renovated in 1965 by the previous owners and further improvements and modernisation have been carried out by the current owners since their ownership in 2006.

Llanmaes is an inclusive and active community with a long history, with remains of a Roman fort in fields next to the coast road. St Cattwg's church was built in the 13th century and this older part of the village around the church has the most picturesque cottages and houses and includes the remains of the keep to the Norman Malefant Castle, which is now a ruin and lies behind a modern house.

The Village green has been preserved, across from the pub "The Blacksmiths Arms" and Llanmaes also has a village hall. Local primary schools are located in Llantwit Major, Cowbridge is within 10 minutes driving distance and within 20 minutes is exit 35 onto the M4.

The property offers a living room, dining room, kitchen / breakfast room, utility and cloakroom to the ground floor and three double bedrooms with an ensuite to the master bedroom and family bathroom to the first floor.

Further benefits include a generous rear garden and a large driveway and detached garage to the front of the property.

## Accommodation

### Entrance Hallway

Entered via wooden front door. Window to side, radiator, tiled flooring. Step down into internal hall which formed part of the original building dating back to the 1800s with feature stone walls, stairs leading to the first floor with storage cupboard beneath, radiator, continuation of tiled flooring, doors to main living room, Cloakroom and kitchen / living room.

### Cloakroom

5' 11" x 4' 3" ( 1.80m x 1.30m )  
WC, vanity unit with sink and cupboards below, window to the rear, radiator, tiled flooring.

### Living Room

22' 8" (Max into recess) x 13' 10" ( 6.91m (Max into recess) x 4.22m )  
A light and spacious room with gas fire place, bi fold doors leading to the rear garden, real wood flooring, door to the dining room.

### Dining Room

15' 3" x 13' 10" ( 4.65m x 4.22m )  
Open fireplace, window to side of property, bi fold doors leading to the rear garden, real wood flooring, door to the kitchen / breakfast room.

### Kitchen / Breakfast Room

19' 6" x 14' 11" ( 5.94m x 4.55m )  
A fantastic open plan sociable space. Neptune kitchen with units to base height, granite worktops inset with double Belfast sink and mono block tap over, integrated dishwasher, space for range cooker, extractor hood over. Large island with







granite worktops, breakfast bar and cupboards and storage below, floor to ceiling unit with integrated fridge / freezer and storage cupboards, windows to the front and side, radiator, stone tiled flooring, door to the utility room.

### Utility Room

9' 1" x 6' 8" ( 2.77m x 2.03m )  
Units to base and wall height, space for appliances, door leading to the front of the property, radiator, continuation of stone tiled flooring.

### First Floor Landing

Light and spacious landing with large window to front, doors leading to three bedrooms and family bathroom, desk area, storage cupboards one of which housing Baxi boiler. radiator, carpeted.

### Bedroom One

15' (Max) x 13' 1" ( 4.57m (Max) x 3.99m )  
Double glazed window overlooking the rear garden, door to ensuite shower room, radiator, carpeted.

### En Suite Shower Room

5' 6" x 5' 8" ( 1.68m x 1.73m )



Shower cubicle, push button WC, wash hand basin, chrome ladder style radiator, tiled walls, carpeted.

### Bedroom Two

13' 1" x 11' 10" ( 3.99m x 3.61m )  
Double glazed window overlooking the rear garden, access to the loft space, radiator, wood effect flooring.

### Bedroom Three

13' x 8' 7" ( 3.96m x 2.62m )  
A further double bedroom with double glazed window overlooking the rear garden, radiator, carpeted.

### Bathroom

11' 6" x 8' 10" ( 3.51m x 2.69m )  
Four piece Kohler bathroom with roll top bath, pedestal wash hand basin, push button WC and shower enclosure. Chrome towel heater, radiator, tiled walls and flooring, double glazed window to the front.

### Front Of Property

Large driveway for several vehicles. Detached double garage with electric doors to the front and personnel door to the side, windows to sides, electric power points and lighting, storage cupboards.



### Rear Garden

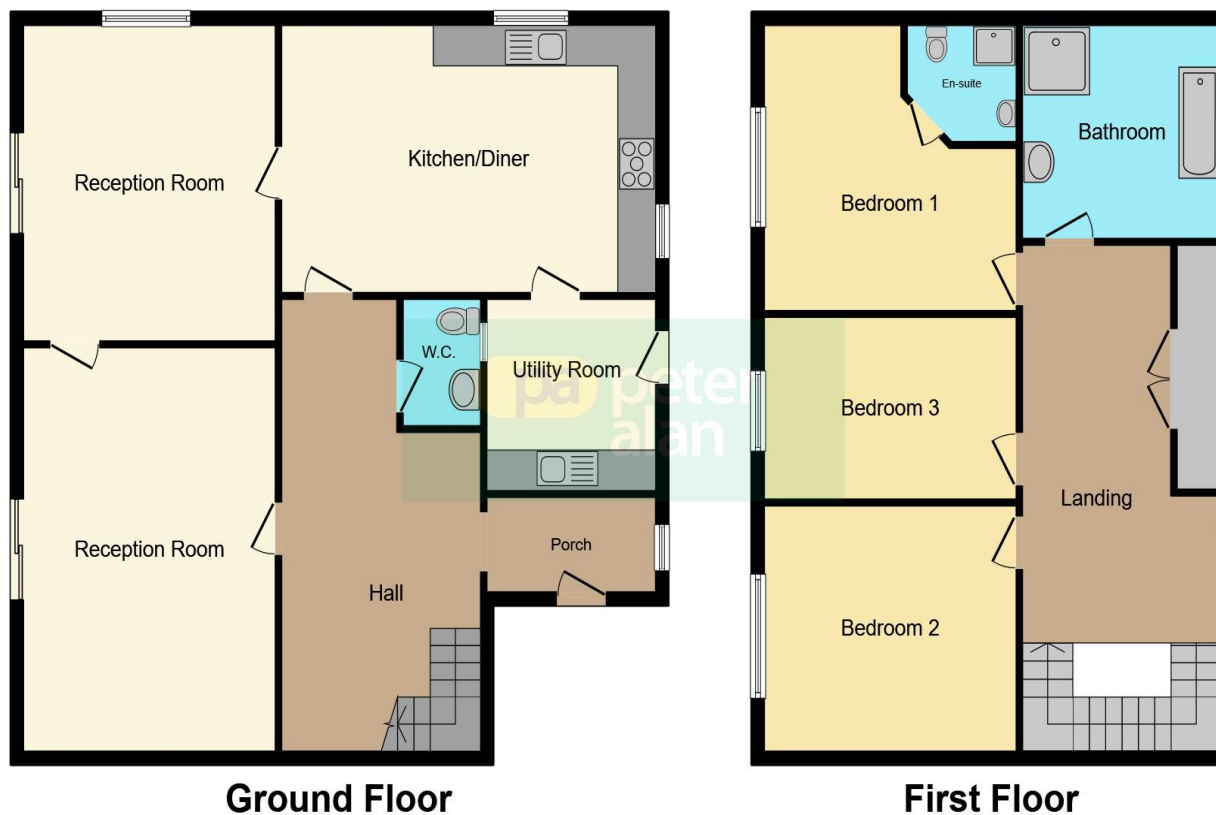
Generous rear garden mostly laid to lawn with wall and mature shrubs to boundaries, apple tree, shed, terrace area with pond, gate leading to the side of the property.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.