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Sunnyside Wesley Street, Llantwit Major
offers in excess of **£635,000**



About the property

PA Black Cowbridge are delighted to offer to market this charming detached cottage within the sought after town of Llantwit Major dating back to 1820.

This is a very rare opportunity as the property has only been lived in by three families in the past 100 years.

The property has an abundance of character throughout and offers spacious living accommodation comprising of a living room, snug, shower room, dining room, kitchen / breakfast room and utility to the ground floor and three double bedrooms, a single bedroom and a four piece family bathroom to the first floor. The cottage further benefits from an attractive rear garden and a cobbled stone courtyard to the front with two parking spaces.

The town has many local amenities within a level walk including shops, pubs and schools and is on an excellent communications network with access east and west to the M4 and onto the national motorway network. There are regular bus services to neighbouring towns and a train service into Cardiff and Bridgend.

Accommodation

Location

Llantwit Major is a small coastal town and community in the Vale of Glamorgan, The town's name in Welsh, Llanilltud Fawr, is derived from the name of Saint Illtud, who came to the area from Brittany. The modern town of Llantwit developed rapidly in the 20th century but it retains its medieval cobbled streets and buildings of the 15th and 16th centuries. Collugh Beach is popular for surfing and has the remnants of an Iron Age fort and some of the finest examples of Jurassic-period fossils in Wales. The pebble beach and its dramatic clifftops are part of a 14 miles (23 km) long coastline protected under the Glamorgan Heritage Coast.

Main Living Room

19' 6" x 14' 8" (max into recess) (5.94m x 4.47m (max into recess))
Entered via wooden front door. Window to the front, log burner, wooden floor boards, stairs leading to the first floor, door to snug, door to shower room and stained glass door to the dining room.

Snug

13' 5" (Max into window) x 8' 6" (4.09m (Max into window) x 2.59m)
A cosy room with window to the front, open fireplace, wooden floor boards.

Shower Room

8' 8" x 5' 10" (Max into window) (2.64m x 1.78m (Max into window))
Shower cubicle, with tiled surround and partially tiled walls to remainder, WC, pedestal wash hand basin, obscured window to the rear, cupboard with hanging rail, radiator, tiled flooring.





Dining Room

16' 5" x 10' 11" (5.00m x 3.33m)
 Double opening glazed doors leading to the rear patio area, obscured window to the opposite side, radiator, wooden floor boards, door leading to the rear hall.

Rear Hall

Window to the rear garden, door to utility room, entrance to the kitchen / diner, wooden floor boards.

Utility Room

8' 4" x 6' 8" (2.54m x 2.03m)
 Worktops with cupboards above and space and plumbing below for washing machine, tumble dryer, freezer, space for upright fridge/freezer, shelving, tiled flooring.

Kitchen / Breakfast Room

19' 11" x 11' 3" (6.07m x 3.43m)
 Wooden units to to base and wall height, wooden work surfaces inset with Belfast sink and monoblock tap over, wooden upstands, space for range cooker with with stainless steel splash back and extractor hood over, space and plumbing for dishwasher and fridge. Stone feature wall inset with wood burning stove, velux



window, upright radiator, door leading to the rear garden.

First Floor Landing

Doors leading to four bedrooms and bathroom, cupboard housing Glow Worm boiler, window overlooking the rear garden, internal stained glass window, carpeted.

Bedroom One

15' 4" (Max) x 10' 4" (4.67m (Max) x 3.15m)
 Window to front, wardrobes to one wall, decorative fireplace, radiator, carpeted.

Bedroom Two

12' 11" x 9' 6" (3.94m x 2.90m)
 Window overlooking the rear garden, fitted wardrobes to one wall, radiator, carpeted.

Bedroom Three

12' 1" (Max) x 9' 7" (3.68m (Max) x 2.92m)
 A further double bedroom with window to front, wardrobes, radiator, wooden floor boards.

Bedroom Four



9' 8" x 9' 2" (2.95m x 2.79m)
 A single bedroom with window overlooking the rear garden, radiator, carpeted.

Bathroom

14' 7" x 6' 1" (4.45m x 1.85m)
 Shower cubicle, roll top bath, high level toilet with pull chain, wooden vanity unit inset with sink and cupboards below, window to rear, partially tiled walls, radiator, wooden floor boards.

Front Garden

Cobble stone courtyard with two parking spaces, wooden gates, walls to boundary, side gate leading to the rear garden.

Rear Garden

Terrace area with chiminea, cold water tap. walls to boundary, steps leading to area laid to lawn with mature fruit trees, hedgerow and walls to boundary, path leading to side gate for access to the front of the property.

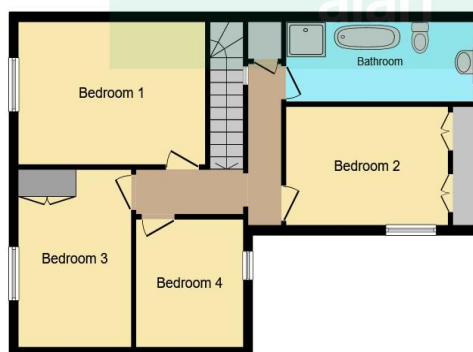








Ground Floor



First Floor

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.