



Wine Street, Guide price £330,000- £340,000

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- Coastal Town Location with plentiful amenities
- To Be Sold Chain Free
- Large Plot Approximately a Quarter of an Acre
- Excellent commuting links including train station
- Walking distance to Pebble beach on Heritage Coastline
- An abundance of potential
- Two Bedroom Character Cottage
- EPC Rating: G



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About the property

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This two bedroom character cottage which is to be sold CHAIN FREE is situated on a large plot of approximately a quarter of an acre.

The property is located in the centre of the sought after coastal Town of Llantwit Major which has many local amenities including shops, pubs and schools and train station it is also on an excellent commuting network with access East and West to the M4 . There are regular bus services to neighbouring towns and a train service into Cardiff and Bridgend. The property is in walking distance to the pebble beach and the Heritage coastline.

Internally the property would benefit from modernisation and comprises of living room, dining room and kitchen to the ground floor and two bedrooms and bathroom to the first floor. Externally the property offers a very large enclosed rear garden and a walled front garden with mature shrubs and trees.





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. Colhugh 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.

Porch

Entered via UPVC double glazed front door, door through to lounge.

Living Room

16' 8" Max upto window recess x 10' 8" (5.08m Max upto window recess x 3.25m)
UPVC double glazed window to front, open fireplace, electric heater, doors to the staircase and dining room.

Dining Room

16' 8" max upto window recess x 7' 9" (5.08m max upto window recess x 2.36m)
UPVC double glazed window to front, electric fire, door to kitchen.

Kitchen

14' 7" x 5' 2" min (4.45m x 1.57m min)
UPVC double glazed window to side, UPVC door to rear garden, units to base and wall height, stainless steel sink and drainer, space for appliances, lino flooring.

Landing

UPVC double glazed window to the rear. Doors to two bedrooms and bathroom, cupboard housing immersion heater.

Bedroom One

12' 5" (Max into doorway) x 10' 8" (3.78m (Max into doorway) x 3.25m)
UPVC double glazed window to front, electric heater.

Bedroom Two

12' 5" x 8' 2" (3.78m x 2.49m)
UPVC double glazed window to front, electric radiator.

Bathroom

8' 8" x 7' 6" (Max into window) (2.64m x 2.29m (Max into window))
UPVC double glazed obscured window to rear, bath with tiled surround, pedestal wash hand basin, WC, extractor fan.

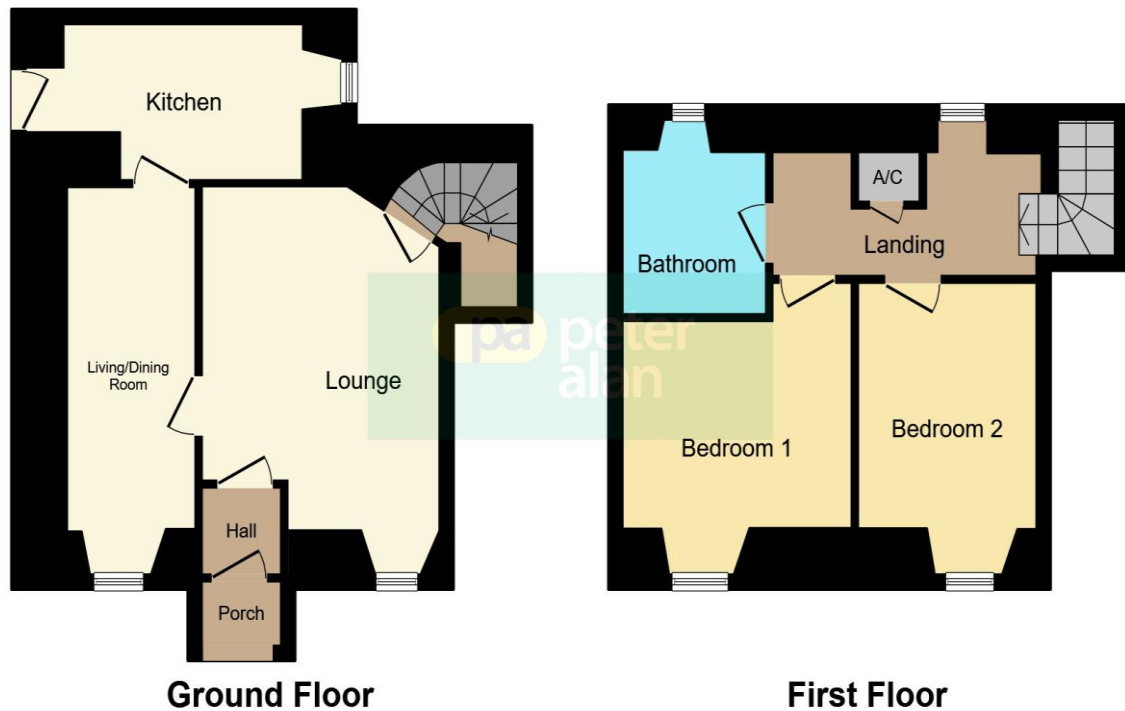
Front Garden

Walls to boundary with flower beds, mature trees and shrubs, path leading to the front door and side access to the rear garden.

Rear Garden

Very large rear garden mostly laid to lawn with space to the side of the property to extend (subject to the necessary planning permissions) Detached WC, Walls and fencing to boundaries, access to the front of the property.

Floorplan



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.

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