



Ivy Cottage

Llanmaes, Llantwit Major, CF61 2XR

Price £575,000

HARRIS & BIRT



An attractive cottage offering an abundance of character located in the heart of the sought after Vale village of Llanmaes. Accommodation briefly comprises: spacious kitchen with utility/WC, living room and dining room to the ground floor. Upstairs offers three double bedrooms and a family bathroom. Outside enjoys the benefit of a pretty, south westerly front garden and an enclosed rear courtyard with access to a detached garage. Further benefits include uPVC double glazing throughout and gas central heating. The property is offered for sale with the benefit of no onward chain.

Llanmaes offers an attractive blend of old and new with local facilities including the parish church and the Blacksmiths Arms. More comprehensive local facilities are available in Llantwit Major, just a few minutes drive away and even walking distance for the more enthusiastic. Facilities in Llantwit Major include a wide range of shops both national and local, schooling of excellent reputation for all ages, a wide range of sporting and recreational facilities and including Llantwit Major Beach which is on the heritage coastline and just a mile to the south of the town. Usefully Llantwit Major has a railway station which connects Bridgend to Cardiff. The popular market town of Cowbridge is within easy driving distance. Easy access to the main road network brings major centres including the capital city of Cardiff within comfortable commuting distance.

- Detached Character Cottage
- Two Reception Rooms
- Detached Garage
- Popular Vale Village
- EPC - D
- Three Spacious Bedrooms
- Pretty Garden
- Character Features Throughout
- No Onward Chain

Accommodation

Ground Floor

Living Room 11'4" x 21'1" (3.45m x 6.43m)

The property is entered from the front via a part glazed door straight into the living room. Central feature Ingelnook fireplace containing freestanding wood burning stove set on a slate hearth with a stone surround and oak mantel. Window overlooking front garden with deep sill. Obscure glazed window to rear with deep sill. Exposed ceiling beams. Fitted carpet. Radiator. Ceiling spotlights. Opening into dining room. Staircase leading to first floor landing.

Dining Room 8'6" x 20'7" (2.59m x 6.27m)

Window overlooking front garden with deep sill. Exposed ceiling beams. Continuation of fitted carpet from living room. Two radiators. Wall lights.

Kitchen 17'11" x 22' (5.46m x 6.71m)

Traditional farmhouse style kitchen in cream with features to include; range of wall and base units with granite worksurfaces over and tiled splashbacks. Inset 1.5 bowl stainless steel sink with curved mixer tap and draining grooves into worktop. Countertop electric four ring hob with overhead extractor fan. Eyeline oven and grill built into cabinet with storage over and under. Integrated fridge/freezer with matching decor panel. Undercounter integrated dishwasher with matching decor panel. Walk-in pantry cupboard with double doors and shelving. Window overlooking front garden with deep sill. Window overlooking rear courtyard with deep sill. Part glazed wooden stable door leading out to front garden. Tiled flooring. Exposed ceiling beams. ceiling cluster spotlights. Radiator. Part glazed door to rear courtyard with cat flap. Double doors to utility/WC.

Utility/WC

Window overlooking front garden. Low level WC. Wall mounted wash hand basin with taps. Plumbing for washing machine. Continuation of tiled floor from kitchen. Ceiling spotlights. Extractor fan.

First Floor

Landing

Stairs from living room onto first floor landing. Split level to bedrooms. Fitted carpet. Radiator. Pendant ceiling light. Window overlooking front garden. Doors to all first floor rooms.

Master Bedroom 10' x 18'3" (3.05m x 5.56m)

Window overlooking front garden. Velux roof window to rear. Full width fitted wardrobes. Fitted carpet. Radiator. Pendant ceiling light. Wall lights.

Bedroom Two 15' x 13'4" (4.57m x 4.06m)

Window overlooking front garden. Full width fitted wardrobes. Fitted carpet. Radiator. Pendant ceiling light. Wall lights. Loft access hatch.

Bedroom Three 11'1" x 13'1" (3.38m x 3.99m)

Velux roof window to rear. Obscure decorative glazed window to landing. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 15'5" x 7'10" (4.70m x 2.39m)

Spacious bathroom with features to include; fully tiled shower cubicle with wall mounted, mains connected shower. Free standing roll top bath with hot and cold taps. Pedestal wash hand basin. Low level WC. Part tongue and grooved panelled walls. Tiled flooring. Airing cupboard containing Glow worm gas combination boiler and shelving. Obscure glazed window overlooking rear. Further window to rear. Radiator. Pendant ceiling light. Extractor fan. Shaving point.

Outside

South westerly front garden with a pretty flagstone path leading to the front door and spacious area of patio, ideal for seating and alfresco dining. The garden is well stocked with pretty planted borders offering a mix of seasonal flowers, shrubs and mature trees, one being a particularly lovely cherry blossom. There is an area of astro turf for ease of maintenance. Walled to all sides allowing privacy. To the rear is a pretty courtyard laid to flagstone paving with gated access to the rear lane that leads to the detached single car garage (there is a separate Possessory Title on the garage - for further details please enquire with the office). Lapsed planning for a single storey rear extension, potential for similar development subject to further planning consent.

Services

All mains services are connected to the property. UPVC double glazing throughout. Gas central heating via combination boiler. Freehold.

Directions

Travelling from our office at 65 High Street, Cowbridge, travel up the High Street westwards, and take a left onto Llantwit Major Road. Travel all the up Llantwit Major road until you reach the T junction at Nash Manor and take a left, travel down the B4268 for around a mile and take the 3rd exit left towards Frampton, at the crossroads take a right and travel into Llanmaes. When you get into the village travel over the river onto Tyle House Close and take your second right, staying on Tyle House Close, At the T junction turn right and travel along this lane passing the bungalows on your right hand side. As the church comes into sight Ivy Cottage is on your left hand side, indicated by our Harris & Birt for sale board, with parking available outside the gate at the front.



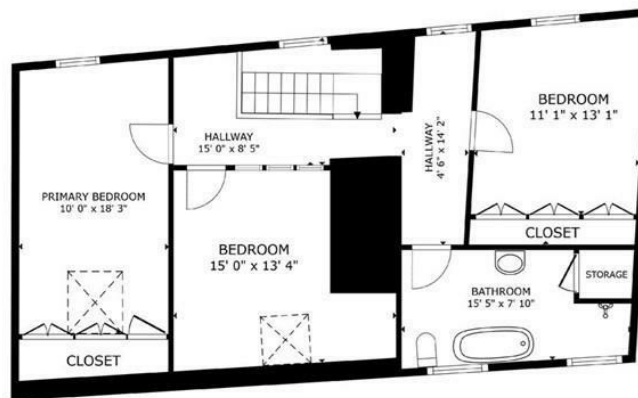








FLOOR 1

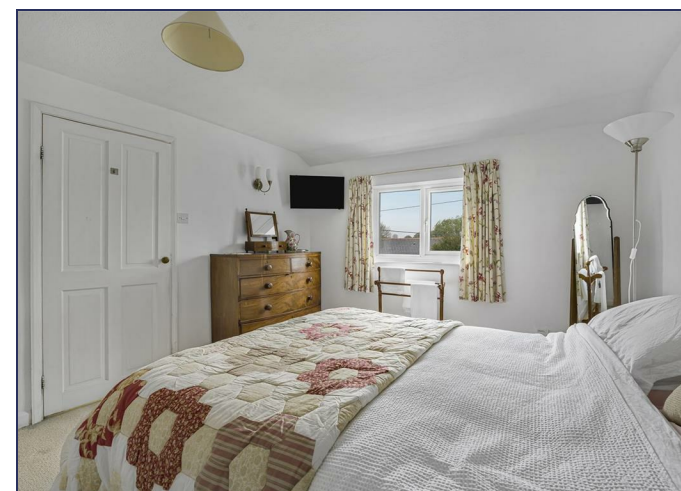


FLOOR 2

HARRIS & BIRT
Chartered Surveyors & Estate Agents

GROSS INTERNAL AREA:
FLOOR 1: 796 sq.m. FLOOR 2: 885 sq.m.
EXCLUDED AREAS: VERANDA: 36 sq.m.
TOTAL: 1,671 sq.m.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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