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12 Wine Street
Llantwit Major, Vale Of
Glamorgan, CF61 1RZ

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Asking price **£500,000**

Charming, stone built detached three bedroom character house in the very pretty conservation area of West Llantwit Major, just off the Old Square and with partial views to St Illtuds Church.

Detached stone built family home of great character

Entrance hall, large living room with wood burning fire, farmhouse style kitchen dining room, rear hall and boot store

Landing, large master bedroom with vaulted ceiling and en-suite shower room, 2 further bedrooms and family bathroom with bath and separate shower

Garage and workshop/ home office (potential to convert subject to planning permission)

Lawned and paved, walled rear garden, tool store and wood store

Lovely location in the conservation area/ West End of Llantwit Major





Charming, stone built detached three bedroom character house in the very pretty conservation area of West Llantwit Major, just off the Old Square and with partial views to St Illtud's Church.

Timber entrance door with glazed centre panel to HALLWAY (7'4" x 4'), flagstone floor, staircase to first floor flanked by open book shelving. Door to large LIVING ROOM (17'1" x 12'8"), double glazed replacements sash windows to front and rear elevations, wood burning fire recessed in a natural stone chimney breast with flagstone hearth, flanked by built in cupboards and wall shelving. Large farmhouse style KITCHEN/ DINING ROOM (14'6" x 17'3"), range of shaker style base and wall cupboards with oak block worktops, deep porcelain 'Belfast' style sink and matching island unit, integrated dishwasher and washing machine. Space for cooking range and fridge freezer, double glazed sash windows to front side and rear elevations, room for family

sized dining table and small sofa, flagstone floor, door to rear hall, coat hanging space, understairs shoe store and stable door to rear garden.

'L' shaped LANDING loft hatch and double glazed window to rear elevation. Braced cottage doors off to a delightful MASTER BEDROOM (17'3" x 11'), high pitched ceiling with exposed roof timbers, double glazed sash windows to front, side and rear elevations, the front window with view to St Illtud's Church. EN -SUITE SHOWER ROOM (6'8" x 3'7"), white suite including pedestal basin with tiled splashback, low level WC and a large fully tiled shower cubicle with glazed entry door, chrome heated towel rail. BEDROOM 2 (10'5" x 10'9"), a double room with replacement double glazed sash window to front elevation. BEDROOM 3 (10'1" x 7'2"), double glazed window to front elevation, deep shelved cupboard over stairs. FAMILY BATHROOM (10'7" x 6'2"), traditional

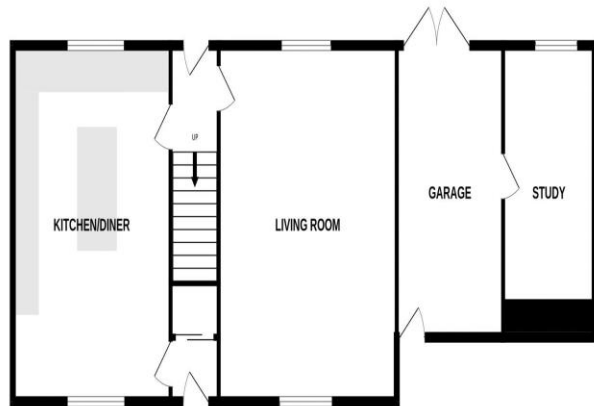
white suite including free standing, roll top, claw foot bath, pedestal basin, low level WC and quadrant shaped shower cubicle with mains shower attachment.

To the rear of the property, an original natural stone wall flanks the roadside with pedestrian gate to rear garden with stone pathway to rear door and onto the garage. Lawned rear garden enclosed by natural stone walls with jasmine clad pergola and paved sitting area. Useful stone built GARDEN/ TOOL STORE. Adjacent open fronted covered wood store.

Rear stable door from garden to GARAGE (16'7" x 10'7"), hinged timber double doors to roadside, loft hatch to attic storage over, wall mounted 'Ideal Logic' mains gas combination boiler. Connecting door to WORKSHOP/ HOME OFFICE (14'5" x 9'3"), vinyl floor, extensive, deep fitted shelving and double glazed sash window to front elevation.

The garage and workshop area adjoin the main house and might, subject to planning permission be converted into additional annexed accommodation.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Cowbridge at the end of Westgate take the Llantwit Major Road to Nash Manor crossroads and turn left. Follow this main road to the beginning of the Llantwit Major by-pass. Go straight across the big roundabout, under the railway bridge past Great House on the left. Continue until you reach a point where the road becomes one-way, go straight on and turn immediately right in to Wesley Street. Travel a short distance and 12 Wine Street is the last property on your right hand side.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band F
EPC Rating C

Viewing strictly by appointment through
Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

