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St Johns Cottage  
Beggars Pound  
St. Athan, The Vale Of  
Glamorgan, CF62 4PB



## St Johns Cottage

Asking price **Offers in Excess of**  
**£399,995**

A very charming modern three bedroom detached cottage with many character features. Located in a popular village location with local amenities of Saint Athan, Llantwit major and Cowbridge easily reached.

Characterful modern detached cottage built in 2006

Located in a popular location within walking distance of St Athan Village Centre and associated amenities

Accommodation arranged over two floors comprising a family room, home, office/ second reception room, kitchen diner, utility room and ground floor, WC

Three bedrooms, en-suite shower room, family bathroom

Landscaped low maintenance rear garden

Generous driveway for up to three cars and workshop









A very charming modern three bedroom detached cottage with many character features. Located in a popular village location with local amenities of Saint Athan, Llantwit major and Cowbridge easily reached.

A very charming, modern, three bedroom detached cottage with many character features. Located in a popular village location with the local amenities of St Athan, Llantwit major and Cowbridge easily reached. Glaze entrance door through to HALLWAY (6'2" x 11'3") flagstone floor, pendant ceiling lights, quarter turn spindle stairs to the first floor. WC ( 2'10" x 5'5") flagstone floor continues, wall mounted wash hand basin, low level WC and frosted window. Main SITTING ROOM (14'8" x 16' max), double height pitched beam ceiling, LED spotlights, exposed brick inglenook style fireplace and inset wood burner, solid oak flooring, windows to the front and rear with French doors directly linking to the garden. KITCHEN DINING ROOM (8'4" widening to 9'11" x 17'11") flagstone

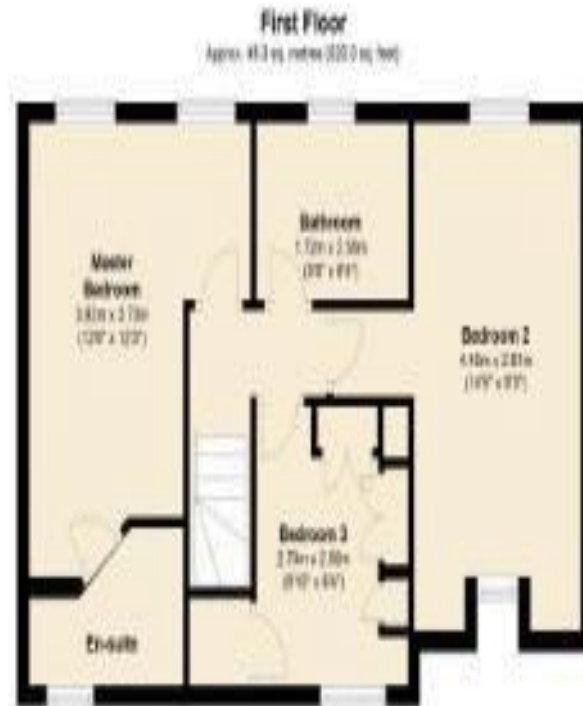
floor continues, extensive range of wall and base mounted units, including a Welsh dresser style unit made up of glazed cabinets over a butcher block countertop and cupboards below. Dishwasher, Belfast sink and provision for cooker. Pendant lights over dining space enjoying a dual aspect with window to front and slide doors to the rear. UTILITY (4'7" x 7'5") flagstone floor, wall and base mounted units, butcher block countertop, stainless steel sink, plumbed provision for white goods and concealed 'Worcester' boiler with stable style park glazed door to the rear. Second RECEPTION ROOM/ HOME OFFICE (13'9" x 9'3"), engineered wood floor, two ceiling lights and sliding doors to the rear garden.

First floor LANDING has a light and airy feel with roof light over stairwell. BEDROOM ONE (8'11" x widening to 12'2" x 14'7") fitted carpet, high ceilings with cottage window overlooking rear garden and door to EN-SUITE SHOWER ROOM comprises a corner shower enclosure, pedestal

wash hand basin, WC, with ceramic tiled flooring and walls. BEDROOM TWO (14'2" x 9'2"), dual aspect with windows to the front and rear, fitted carpet and ceiling light. BEDROOM THREE/ DRESSING ROOM (8'11" x 8'5"), fitted carpet, pendant ceiling, light, range of built-in wardrobe, cupboards, shelving with separate storage cupboard and mezzanine storage with window to the front elevation. FAMILY BATHROOM (5'7" x 8'4") panel bath, low level WC, pedestal wash hand basin and tiled floor, tiled walls with window to rear.

To the front of the property lies a sizable driveway able to accommodate up to 3 vehicles and leads to the main cottage and workshop to the side.

A very pretty natural stone wall with raised front lawn takes in pleasant views down the country lane with farmland beyond. The rear is fully enclosed with low maintenance in mind comprising a sizeable decked area grass lawn (recently re-seeded). The garden benefits from exposed stone walling with raised flowerbeds and outside, lighting to front and rear. Lean-to timber WORKSHOP (10'7" x 8'3"), rubber tiled floor, 'L' shaped workbench with storage shelving. Additional mezzanine level storage to pitched ceiling, strip lights, multiple power points and two lockable doors to front and rear.





### Directions

From our Cowbridge office, travel in an eastly direction along the High Street and Eastgate turning right at the traffic lights along to the St Athan Road. Continue along this road through The Herberts, St Mary Church and New Barn Holdings and into the village of St Athan. Proceed through the village passing the RAF base on the right hand side and golf course on the left hand side. Just as the road starts to decline take the left hand turning passing St Davids Crescent on the right hand side where 'St John Cottage' will be found.

### 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		84 B
69-80	C	72 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.



