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herbert r thomas

Oaklands, Higher
End

St. Athan, The Vale Of
Glamorgan, CF62 4LW

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Oaklands Higher End

Asking price **£249,950**

A recently renovated two double bedroom mid terrace cottage with a fully landscaped rear garden, peacefully positioned along Higher End a well regarded location on the periphery of Saint Athan.

Recently renovated to a high standard throughout

Traditional mid terrace cottage

Landscape rear garden

Peaceful position sat on the periphery of the well regarded Hamlet of Higher End

Solid wood doors fitted throughout

On road parking

Higher End is an historic settlement located in St Athan. Located 5 miles from cowbridge, 4 miles from llantwit major, 8 miles from Barry and 19 miles from Cardiff

A great first time purchase, downsize or investment opportunity with a strong airbnb history



A recently renovated two double bedroom mid terrace cottage with a fully landscaped rear garden, peacefully positioned along Higher End a well regarded location on the periphery of Saint Athan.

The accommodation comprises an entrance porch through to sitting room with open home office, to the far corner, rear kitchen/diner with direct access to the rear garden, landing with two double bedrooms and well appointed bathroom.

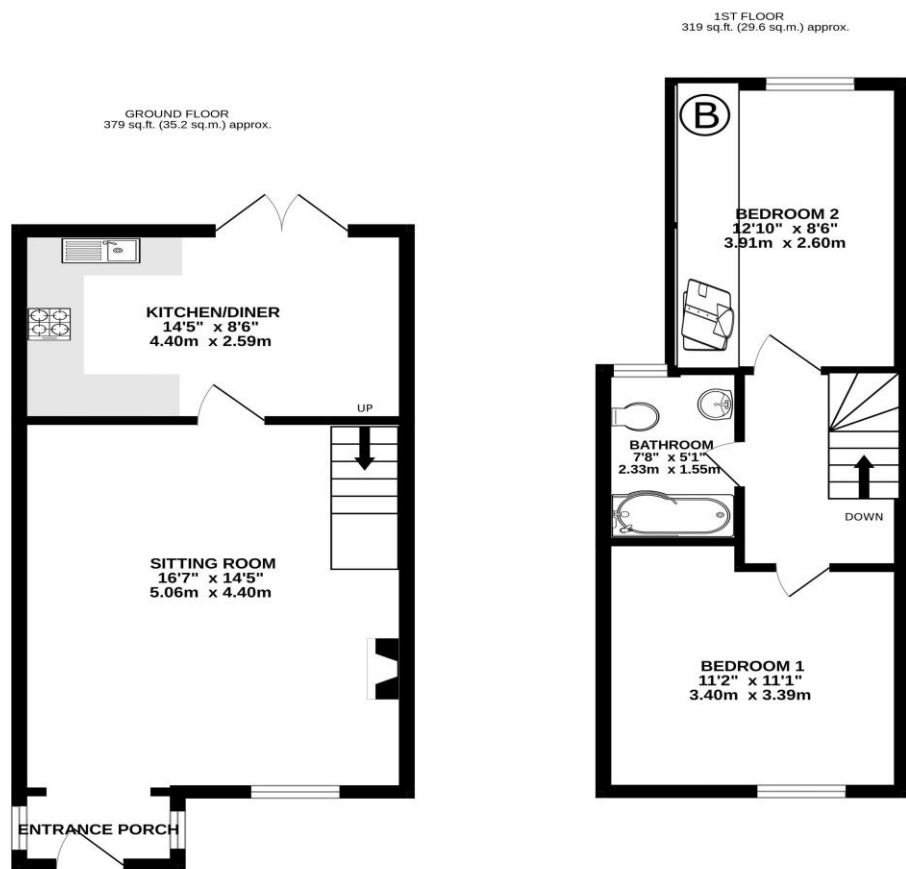
Newly fitted composite front door opens to the slate tiled ENTRANCE PORCH with windows to both sides

leading onwards to a light and airy SITTING ROOM, A natural stone fireplace with inset burner and window to the front elevation with an open 'work from home space' with wood block shelving to the side allows for a practical corner without detracting from the sitting room. Part glazed door allows shared light to pass between both living room and KITCHEN/DINER, 'Shaker' style fitted units in the 'u' configuration provided useful storage options with induction hob and oven and deep Belfast sink incorporated. Opposite is the dining space with direct views and access to the rear garden via the glass French doors.

Quarter turn carpeted stairs with storages cupboard under rise to the first floor LANDING leading into two double bedrooms and a well appointed bathroom. BEDROOM 1, a generously sized room with fitted carpet and large window allows plenty of natural light through. BEDROOM 2, lies to the rear of the property and easily accommodates a double bed, with fitted carpet, built in double wardrobe with (newly fitted) Glow worm Combi boiler accessible, window with elevated view over the garden. FAMILY BATHROOM, three-piece suite comprises a P-shaped bath with curved glass shower screen and shower attachment fitted to the taps, low-level WC with wood block shelf above, pedestal wash hand basin and mirrored storage cabinet over and frosted window to the rear.

A pretty drop walled gravelled forecourt to the front with sandstone capping and timber gate leads to the entrance.

The rear garden is fully enclosed and has been extensively landscaped. Shallow steps rise from the paved patio to an additional seating area, gravelled garden and lawn.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 sq.m.) approx.
 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, travel along the St Athan road in to St Athan passing the RAF base on your right hand side. As you reach the village centre turn right onto Llantwit Road. Proceed for approximately 200 yards where Oaklands is on the right hand side indicated by our For Sale board.

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band C
EPC Rating D

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		87 B
69-80	C		
55-68	D	67 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.