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Sunnyside Wesley Street
Llantwit Major, The Vale Of Glamorgan,
CF61 1RA

Sunnyside Wesley Street

Offers in Excess of
£580,000

A deceptively spacious, extended, four-bedroom detached cottage with a wealth of original period character features, situated in the heart of the historic West End of Llanwit Major.

Detached four bedroom, three reception room period property

Extended and fully refurbished by the current owner

A wealth of charming original character features

Sought after location in the historic West End of Llanwit Major

Short level walk to Town Centre, train station and school

Off-road parking on forecourt driveway for 2 cars

Enclosed mature landscaped lawns garden with patio terrace

Offered to the market for the first time in over 35 years

Vacant possession and no upward chain

Viewings highly recommended





C PARKING

PLEASE KEEP THE GATE

SEAVIEW

Nestled in the heart of the sought after West End of Llanwit Major, lies this deceptively large, extended, four bedroom, three reception room cottage, offering beautifully presented accommodation retaining a wealth of period features.

The spacious accommodation is accessed via a patterned glass and wooden panel door. The property offers three reception rooms. The LOUNGE with sash window to front, has exposed stonework to one wall. A woodburning stove is set on a flagstone hearth. Exposed wooden floorboards and stairs rising to the first floor accommodation. Adjacent to the lounge is a SNUG also with window to front and exposed wooden floorboards. A Victorian fireplace set within a cast iron and tiled inset, with quarry tiled hearth and ornate wooden surrounds and mantle.

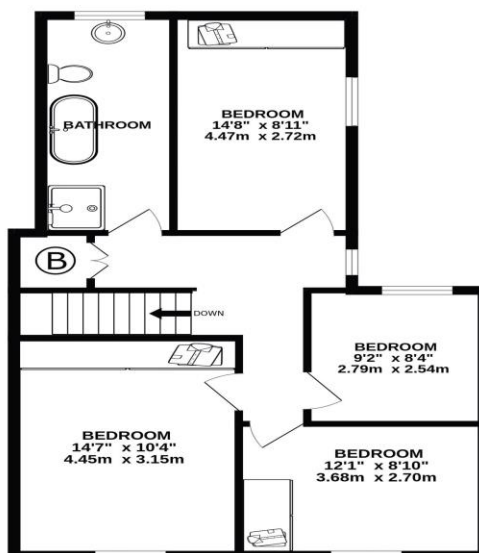
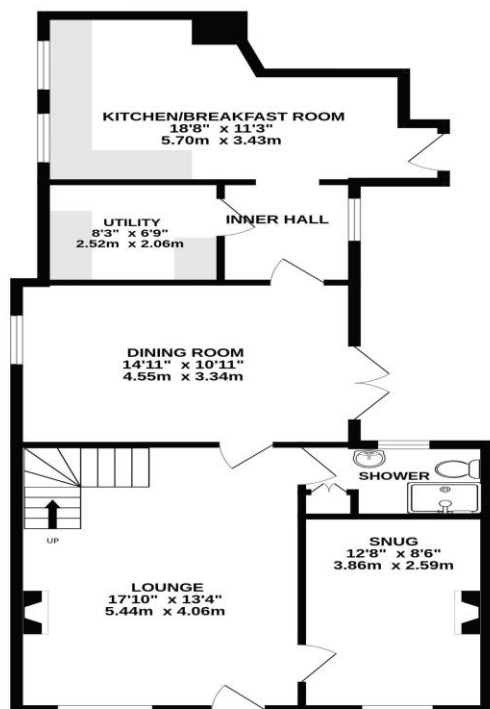
A stained glass panel door from the lounge leads through to the DINING ROOM. This dual aspect room has a high-level window to side plus glazed French doors leading out to a flagstone laid patio. A stable style door leads into a hallway which intern leads into the KITCHEN/BREAKFAST ROOM. This character filled room has two windows to side plus a glazed door leading into the side garden. It has exposed stonework to one wall, housing a woodburning stove. A fitted range of rustic units houses a Belfast sink unit with mixer tap over. Space and plumbing for dishwasher, gas hob and electric oven with hood above. The pitched ceiling has inset spotlighting. Off the inner hall is a UTILITY ROOM with further range of storage units plus space and plumbing for white goods. Finally, to the ground floor accessed from the lounge is a SHOWER ROOM with a white three-piece suite.

The extended first floor landing with window overlooking the side garden, has a built-in airing cupboard housing a modern gas combination boiler. To the first floor of four bedrooms. Three are comfortable double rooms and the fourth is a generous sized single bedroom. BEDROOM ONE and BEDROOM TWO are both located at the front of the property enjoying views over The West End of Llanwit Major. Bedroom two has a fitted storage. BEDROOM THREE has a fitted range of wardrobe furniture and a picture window overlooking the side garden. BEDROOM FOUR a generous single overlooking the patio area. The generous sized FAMILY BATHROOM has a white four piece suite which includes vintage freestanding roll top bath, high-level WC, and sink units with extended worksurface and storage below. Separate shower cubicle with mains power shower fitted.

Outside the front of the property is a flagstone laid forecourt offering off-road parking space for 2 vehicles. To the side of the property is an enclosed garden which offers a flagstone laid patio with steps up to a lawn boarded by stone walling and hedgerow. Within the garden is a mini orchard of three productive, ancient apple trees.

GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.

1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 1487 sq.ft. (138.2 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 town Centre travel along Westgate and turning left onto the Llanwit Major Road. At the T Junction turn left and continue to Nash crossroads. Turn left and follow this road passing Llandow industrial estate. At the roundabout, take the second exit. Proceeded over the next roundabout. At the next mini roundabout, proceed straight ahead, then take the first right onto Wesley Street. Sunnyside, will be found on the right hand side as the road bears left indicated by our for sale board. What3words: proposals.graphic.gained

Tenure

Freehold

Services

Mains water, drainage, gas and electricity.
Council Tax Band G
EPC Rating E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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