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Glen Cottage

3 College Street
Llantwit Major
The Vale Of Glamorgan
CF61 1SG
hrt.uk.com

Glen Cottage

Asking price **£425,000**

Charming, stone-built, extended cottage, beautifully located in the Old West End of Llantwit Major, with views to the historic St Illtud's Church and countryside beyond.

Stunning character cottage in the historic West End of Llantwit Major.

Entrance porch and hallway, living room and sitting room with wood burning fires, open plan to rear kitchen with island and study/ hobby area.

Large principal bedroom, second double bedroom and well-appointed shower room.

Charming, cottage gardens include paved south facing front garden with mixed beds and view to the Church.

Rear garden is raised with private, partly covered sitting area and lawn.





Charming, stone-built, extended cottage, beautifully located in the Old West End of Llantwit Major, with views to the historic St Illtud's Church and countryside beyond.

Solid oak entrance door to PORCHWAY, slate floor, small-paned double glazed window to side and internal oak door to HALLWAY, slate floor, staircase to first floor, small paned glazed door to front LIVING ROOM. A cozy room with recessed wood burning fire and timber mantle over, recessed display shelving, beamed ceiling and double glazed small-paned bay window to front garden with a delightful view of St Illtud's Church beyond. SITTING ROOM with slate floor, recessed wood burning fire with timber mantle over, replaced

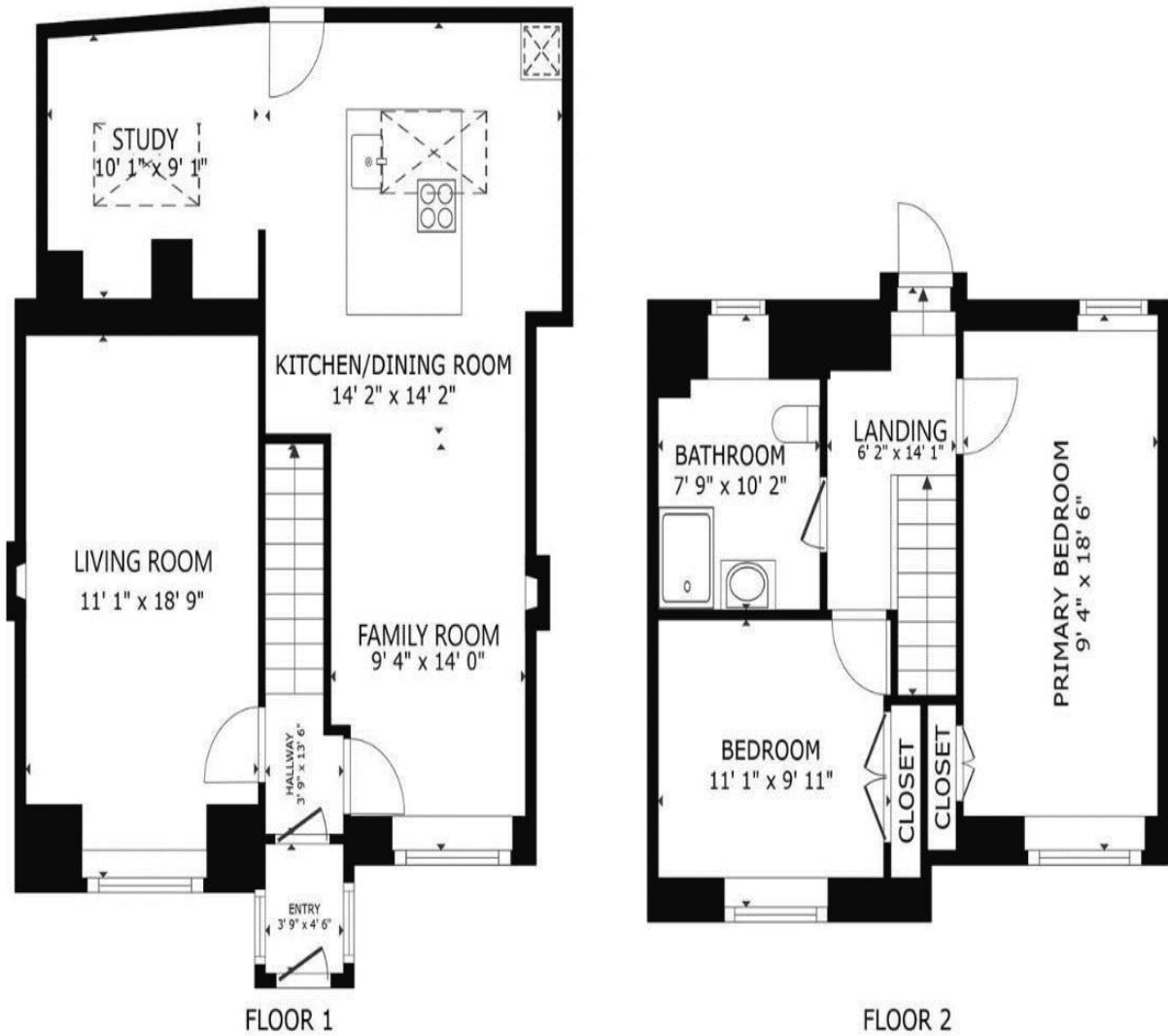
double glazed bay window to front garden, open plan to rear KITCHEN BREAKFAST ROOM, understairs cupboard, fitted Shaker style cupboards and large matching island unit with white worktops, inset single bowl sink, integrated cupboards and appliances including; single oven, Neff induction hob and counter top extractor, fridge freezer. Concealed Bosch dishwasher also to remain. Space and plumbing for washing machine. Natural light from glazed lantern over extending into a STUDY/ HOBBY AREA with second glazed lantern, fitted work desk and shelving.

Staircase from entrance hallway to L shaped LANDING, loft hatch and part glazed stable door to rear garden. Braced

cottage door with latched handles to large PRINCIPLE BEDROOM, small-paned double glazed windows to front and rear elevations, built-in recessed wardrobes. BEDROOM TWO, a smaller double room with built-in wardrobes and small paned double glazed windows with a fine view of St Illtud's Church and rolling countryside beyond. Large well-presented SHOWER ROOM, white low level WC, wash hand basin in a marble top with vanity cupboard below and walk-in shower cubicle with glazed screen and mains shower attachment, ceramic tiled floor, traditional radiator with chrome heated towel rail and frosted double glazed window to rear elevation.

There is no parking to the front of the property, but parking is generally available in College Gardens or Church Lane, or in the nearby Town Hall public car park.

To the front of the property, a gated and stepped path leads to the front door with sandstone paved sitting areas fringed by mixed flower and shrub beds to either side. Both with shallow pergolas and trailing wisteria. The rear garden can be approached via a stepped path from the kitchen or a stable door from the first floor landing. The garden is raised and sunny with lawn, mixed flower beds and a sandstone paved sitting area with a very sheltered, covered dining space and access to a SUMMER HOUSE/ GARDEN STORE with part-glazed double doors.





Directions

From our Cowbridge office travel in a westerly direction up the high street turning left onto the Llantwit Major Road. Follow this road to Nash Manor T junction, turn left and continue south to the large roundabout on the approach to Llantwit Major. Take the second exit straight on across this roundabout into Llantwit Major. At the next roundabout continue straight on. On approaching Llantwit Major town centre, the road bears sharply to the left. At this point turn right. Drive past Llantwit Major town hall (on your left). Continue along the road, bearing right, where Glen Cottage can be found on the right hand side just opposite the Church.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity

Council Tax Band E

EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through
Herbert R Thomas

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