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Old Malthouse Cottage

Llantwit Major

The Vale Of Glamorgan CF61 1SP

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Old Malthouse Cottage

Asking price **£324,500**

A charming, three bedroom, stone built character cottage nestled in the heart of Llantwit Major 'Old Town' with courtyard style rear garden and great connectivity to local amenities, Heritage Coastline and transport links.

A very pretty stone built cottage dating back to the 17th Century

Easy to maintain walled forecourt and landscaped rear 'courtyard style' garden

Ground floor - Kitchen/diner, sitting room, rear hall and WC

First floor - Three bedrooms, of which one is currently a dressing room and family bathroom

Located in the heart of Llantwit Major 'Old Town'

Local schools, shops (independent and national), train station, playing fields and beaches easily accessible

Sold with no onward chain





A timber stable style door opens into the beamed kitchen/diner with stunning original stone fireplace with low level fitted cupboards, integrated sink with mixer taps over, electric oven, gas hob and slimline dishwasher to remain. A naturally bright room enhanced by a dual aspect with windows to front and rear. Beyond lies a practical tiled rear hall allowing access to a WC and rear garden. A striking stone arched door connects the kitchen to the sitting room with fitted carpet, beamed ceilings and original stone fireplace with inset burner, wall mounted uplighting. In addition, a large window

frames the front forecourt with glazed French doors linking the rear garden well.

Inglenook stone stairs rise to the first-floor landing. Upstairs are three bedrooms of which bedrooms one and two are front facing double bedrooms with high ceilings, windows to the front and pendant lights. Bedroom two benefits from built in wardrobes with high level shelving over. Bedroom 3 lies to the rear of the property and is currently used as a dressing room with open wardrobes, hanging rails, shelves and drawers fitted. The family

bathroom is well appointed with tiled flooring. A three-piece suite comprises a traditionally styled pedestal basin, panelled bath with centrally fitted taps and mains fed wall mounted shower, low level WC and frosted window to the rear elevation.

To the front a walled forecourt has been thoughtfully landscaped with easy maintenance in mind and draws you into the cottage from the start. The rear garden has been practically landscaped in a 'courtyard style' with predominantly laid patio with planted borders and side pedestrian gate.

AWAITING FLOORPLANS





Directions

From our Cowbridge office, travel west along the High Street onto Westgate, turning left signposted Llantwit Major. Continue along this road and at Nash Manor crossroads, take the left hand turning. Continue along this road passing Llandow Industrial Estate your right hand side, upon reaching the first roundabout, travel directly over it. Take the second exit at the next roundabout. After a few hundred yards turn right at Great House into Castle Street, merging onto West Street, continue without deviation where Old Malthouse Cottage will be on your right hand side as indicated by our 'For Sale' board. What3words - soulful.grid.different

Tenure

Freehold

Services

Council Tax Band F
EPC Rating E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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