





Brook Cottage St. Johns Hill

St. Athan, Barry

An opportunity to acquire a superb period cottage fully renovated to a high standard in the heart of St Athan village, walking distance from local shops, schools and amenities. Briefly the property comprises a stunning open plan sitting/dining room, kitchen and family bathroom to the ground floor. To the lower ground floor there are two bedrooms (one is currently used as a dressing room) and rear porch. Outside to the front is an enclosed front garden and driveway, and to the rear is a tranquil garden with seating area and brook, with workshop to the side. This well presented property enjoys many features including log burner, replacement kitchen and bathroom, replacement slate roof, gas central heating with a combination boiler, and UPVC windows and doors. Viewings are highly recommended to fully appreciate the quality of finish, character and the idyllic setting. Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: D



- EPC: D61. STUNNING PERIOD COTTAGE.
- 2 BEDS. GARDENS. DRIVEWAY.
- SUPERB SITTING/DINING ROOM.
- UPVC. GCH COMBI. WORKSHOP.
- RARELY AVAILABLE.
- VILLAGE LOCATION.



GROUND FLOOR.

Entrance Hall.

UPVC front entrance opaque glazed door. Stairs to lower ground floor. Doors to bathroom and kitchen. Open plan to sitting/dining room. Wood effect flooring.

Sitting/Dining Room.

21' 9" x 14' 8" (6.63m x 4.47m)

Superb spacious room truly with high ceiling and a wow factor. UPVC windows with shutters to rear and front. Wrought iron clear view log burner with stone hearth. Wood effect flooring. Radiator. Space for dining room table and chairs.

Kitchen

10' 7" x 8' 1" (3.23m x 2.46m)

UPVC window to rear. Loft access. A fully fitted kitchen comprising eye level units and base units with work surfaces over. Inset ceramic sink with mixer tap. Partially tiled walls. Wall mounted Baxi combination boiler providing the central heating and hot water. Inset induction hob with extractor. Space for white goods. Radiator. Tile effect flooring. Integrated eye level oven and grill.

Family Bathroom.

7' 8" x 6' 4" (2.34m x 1.93m)

UPVC opaque window to front. Panelled bath with mixer shower over. Low level WC. Vinyl wood effect floor covering. Wash hand basin with mixer tap and storage. Vertical radiator.





LOWER GROUND FLOOR.

Hallway.

Doors to bedrooms.

Bedroom One.

13' 5" x 11' 7" (4.09m x 3.53m)

UPVC window to rear. Radiator. UPVC glazed door to rear porch.

Rear Porch.

UPVC window to rear. UPVC opaque glazed door to rear.

Bedroom Two.

20' 1" x 14' 1" (6.12m x 4.29m)

UPVC French doors to rear. UPVC glazed side panels. Built-in wardrobe. Vinyl floor covering. Radiator.





GARDEN

Front - An enclosed garden with stone walling. Low maintenance. French doors to workshop. Sitting area. Workshop - Power and lighting. Work bench. Rear - Laid mainly to lawn with brook at the bottom of the garden. Combination of boundary, wrought iron railings, stone walls and timber fencing. Superb raised sitting area (low maintenance decking) providing space for table, chairs and barbecue's etc. Shed. Covered area.

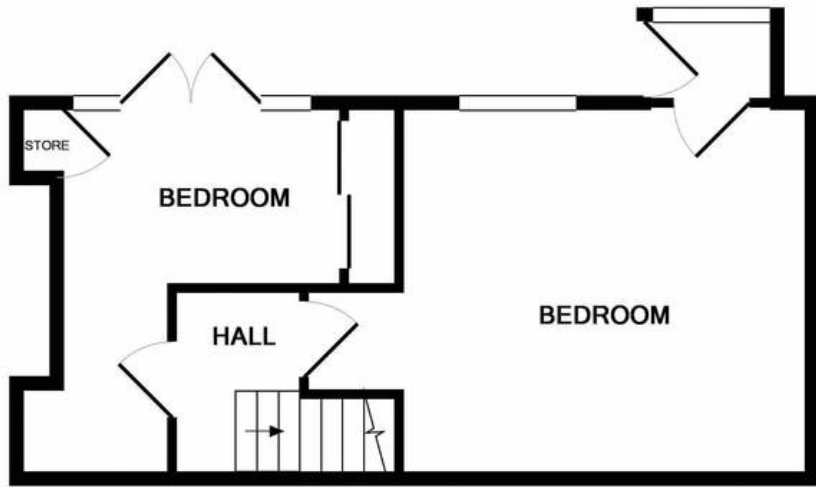
DRIVEWAY

1 Parking Space

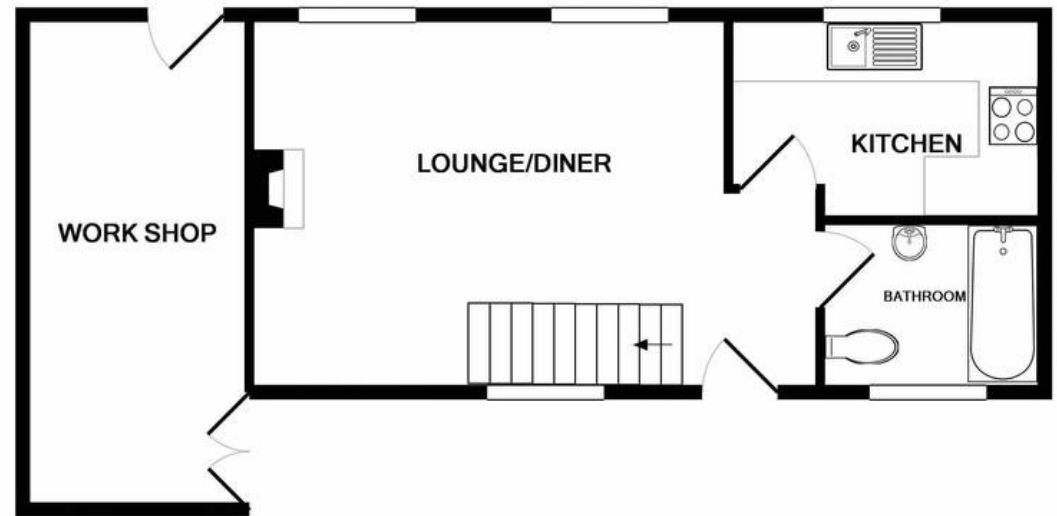
Parking for one car.





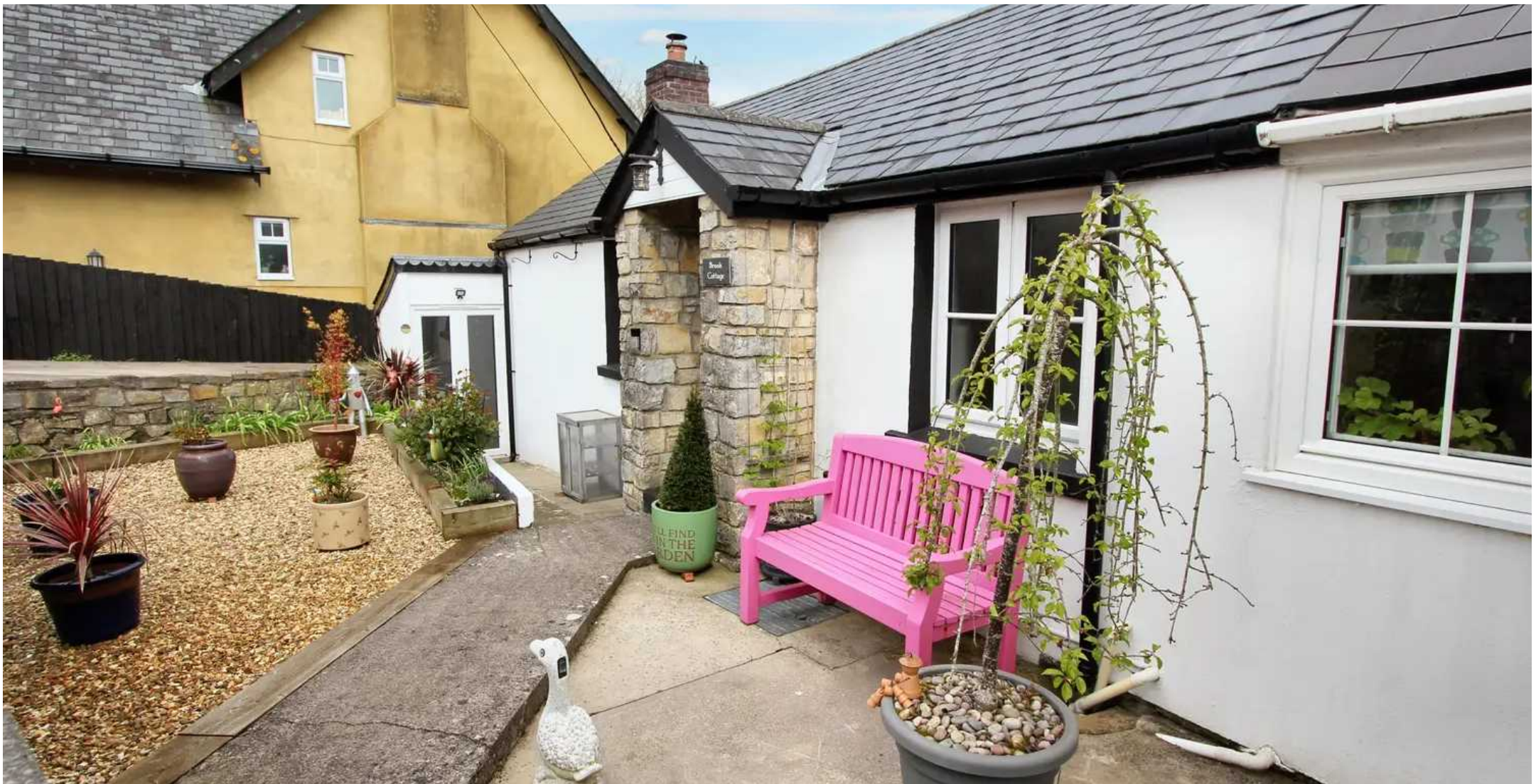


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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