

Stag Cottage Stag Lane, Llantwit Major  
£265,000



## Stag Cottage Stag Lane

Llantwit Major, Llantwit Major

This SEMI DETACHED COTTAGE lies in a central location of Llantwit Major, walking distance from local shops, schools and amenities, and within easy reach of the Heritage Coastline and beach. Briefly the property comprises entrance hallway, kitchen and sitting room to the ground floor. To the first floor there are two double bedrooms and a bathroom. Outside there is an enclosed low maintenance sunny garden to the rear ideal for BBQs etc. There is also off road parking on Stag Lane nearby - with parking for TWO CARS. The property enjoys gas central heating with a Worcester combination boiler and UPVC windows and doors with French doors to the rear. Rarely available, viewings are highly recommended. This property would make an ideal first time buy or investment (holiday let). Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: D EPC Environmental Impact Rating:



- SEMI DETACHED COTTAGE.
- 2 DOUBLE BEDROOMS.
- PARKING FOR TWO CARS.
- CENTRAL TOWN LOCATION.
- GCH COMBI. UPVC.
- EPC D66.
- IDEAL FTB OR HOLIDAY LET INVESTMENT.



## GROUND FLOOR

### Entrance Hallway

Entrance door to entrance hallway. Ceramic floor tiles. Stairs to first floor. Glazed door to sitting room.

### Sitting Room

14' 6" x 9' 8" (4.42m x 2.95m)

UPVC French doors to rear. opening to kitchen. Wood effect flooring. Vertical radiator.

### Kitchen

9' 10" x 7' 7" (3.00m x 2.31m)

UPVC windows to front. Ceramic floor tiles. partially tiled walls. Fully fitted kitchen comprising eye level units, base units with drawers, and work surfaces over. Inset ceramic basin with mixer tap. Space for white goods. Down lighting. Rangemaster 5 burner free standing gas cooker.

## FIRST FLOOR

**Landing** Doors to bedrooms and bathroom. Loft access. Space for office desk. UPVC window to rear. Airing cupboard containing the gas combination Worcester boiler providing the central heating and hot water.

### Bedroom 1

9' 9" x 8' 0" (2.97m x 2.44m) UPVC window to front. Radiator.

### Bedroom 2

9' 8" x 8' 2" (2.95m x 2.49m) UPVC window to rear. Radiator.

### Bathroom

6' 4" x 5' 11" (1.93m x 1.80m)

Panelled bath with electric shower over. Ceramic floor tiles and wall tiles. Low level WC. Wash hand basin. Skylight. Vertical radiator/heated towel rail. Down lighting.





### **GARDEN**

Rear garden 17'x10' - A sunny southerly garden with low maintenance decking and gravel. Timber shed. Offering a private position for table and chairs and barbeques etc.

### **DRIVEWAY**

2 Parking Spaces

Two allocated tandem parking spaces adjacent to the property.

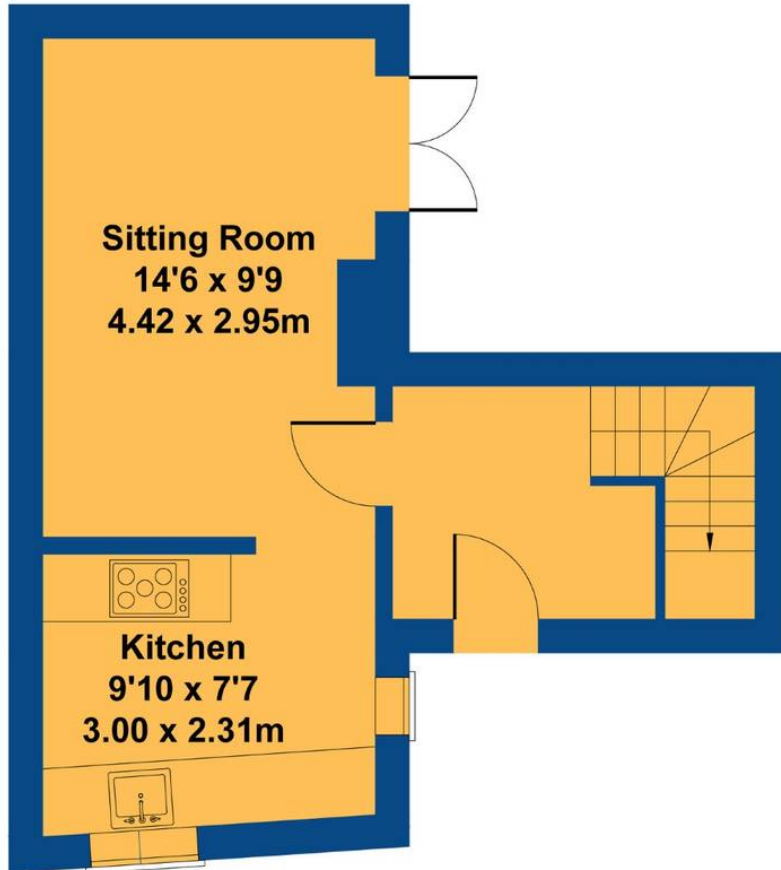




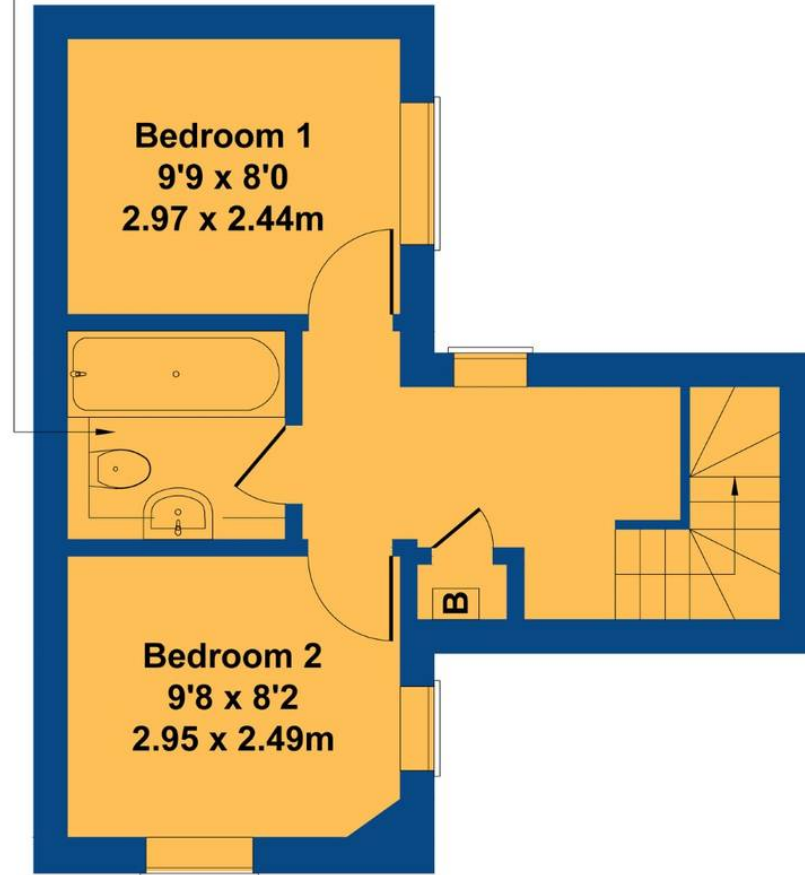
# Stag Lane

Approximate Gross Internal Area  
592 sq ft - 55 sq m

Bathroom  
6'4 x 5'11  
1.93 x 1.80m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
**For Illustrative Purposes Only.**



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