







## 2 Wine Street

Llantwit Major, Llantwit Major

A superb circa 17th Century cottage with  $\frac{1}{4}$  acre plot, located in the heart of the old west end, Llantwit Major, Vale of Glamorgan. A rare opportunity to acquire a period property which is walking distance from local shops, schools, amenities and the Heritage Coastline and beaches. The property briefly comprises; sitting room with log burner, kitchen diner, and utility to the ground floor. To the first floor via original stone spiral staircase, there are two double bedrooms and a family bathroom. Outside to the front is an attractive cottage style garden, and to the rear is the impressive lawned garden with outbuildings/sheds. The property enjoys UPVC windows, solar panels, and inhouse insulation for the air source heat pump (allowing for the very low electricity bills). Viewings are highly recommended to fully appreciate the location, gardens, and presentation throughout. Llantwit Major has bus and train stations, and is easily accessible to Cowbridge, Cardiff and the M4.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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- SUPERB COTTAGE.
- 2 BEDROOMS.
- KITCHEN/DINER.
- 1/4 ACRE PLOT.
- IMPRESSIVE GARDENS.
- AIR SOURCE HEAT PUMP.
- SOLAR PANELS.







## GROUND FLOOR

### Sitting Room

16' 0" x 10' 10" (4.88m x 3.30m)

Opaque glazed front entrance door. Radiator. UPVC window to front. Log burner. Doors to staircase and kitchen/diner. Slate flooring.

### Kitchen

7' 3" x 16' 4" (2.21m x 4.98m)

UPVC window to front. Quarry floor tiles. Space for dining room table and chairs. Radiator. Induction Range cooker. Fully fitted kitchen comprising eye level units base units with solid wood work surfaces over. Integrated dish washer. Inset sink with mixer tap. Door to utility room.

### Utility Room

14' 2" x 4' 11" (4.32m x 1.50m)

Radiator. UPVC opaque glazed door to rear. Space for white goods. Solid wood work surfaces. Ceramic sink with mixer tap. Veluxes to rear. UPVC window to side. Air source heat pump water tank.





## FIRST FLOOR

### Landing

Radiator. UPVC window to rear. Doors to bedrooms and bathroom. Stripped floor boards.

### Bedroom 1

10' 10" x 10' 3" (3.30m x 3.12m)

Radiator. UPVC window to front.

### Bedroom 2

8' 1" x 12' 1" (2.46m x 3.68m)

UPVC window to front. Radiator. Stripped floor boards.

### Bathroom

7' 1" x 6' 8" (2.16m x 2.03m)

Roll top bath with telephone style mixer shower attachment. Pedestal wash hand basin. Low level WC. Radiator. UPVC opaque window to rear.







## **GARDEN**

Front - and enclosed garden - cottage style with wrought iron gate and also a gate to the side.

## **GARDEN**

Rear Garden - and impressive garden with sheds, mature borders, laid to lawn and paved are providing space for table and chairs etc. The overall plot size is estimated at circa 1/4 of an acre.













## Chris Davies Estate Agents

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