



2 Woodford House Colhugh Street
Llantwit Major, Vale of Glamorgan, CF61 1RF

Watts
& Morgan



2 Woodford House, Colhugh Street

Llantwit Major, Vale of Glamorgan, CF61 1RF

Guide price: £450,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A charming character property enjoying a wonderful position, midway between the beach and Llantwit Major town centre. Understood to date back over 200 years, it offers deceptively spacious accommodation over three floors including living room with woodburning stove, open plan kitchen/dining room, utility area/rear hall and shower room/WC. Adaptable accommodation to the first and second floors, providing three double bedrooms, family bathroom and a galleried landing used as a study area / occasional bedroom. Parking space to rear. Outside store. Enclosed front garden enjoying a southerly aspect.



Directions

Llantwit Major Town Centre – 0.4 miles

Cardiff City Centre – 18.7 miles

M4 Motorway, J 35 Pencoed – 9.5 miles

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Summary of Accommodation

About the property

A charming family home enjoying a wonderful position, midway between the beach and Llantwit Major town centre. Understood to date back over 200 years and of immense character, it offers deceptively spacious accommodation that must be viewed to be fully appreciated. Approached from the front, southerly elevation an entrance hall features a staircase running to the first floor and a doorway leading to the family sitting room. This lounge area is a high-ceilinged space with exposed timber beams and has, as a focal feature, a wood burning stove resting on a raised hearth within a broad, exposed stone chimney breast flanked by deep alcoves. A wonderful, tall window with deep sill allows great sunlight in to this room. A step down leads from here to another generous space, the family kitchen-dining room. There is a good run of units with solid wood worktops and ample room for a family sized table. Oven and hob to remain; space and plumbing for a dishwasher (available by separate negotiation). The kitchen links through to a rear entrance lobby / utility area with space / plumbing for a washing machine and a drier. A door from here opens to the rear of the property with parking space beyond. Off the utility area is a modern cloakroom with WC and shower cubicle.

To the first floor, the largest bedroom runs the width of 2 Woodford House and has a sunny, southerly aspect. This very good double room includes a fitted store and an especially deep walk in wardrobe area. A split-level landing area leads to a second double bedroom and family bathroom with shower over bath.

To the second floor a galleried landing area is utilised as a study and occasional bedroom. A low level door opens from the same to a broad eaves storage area. The third double bedroom, to the second floor level, has a great southerly aspect.



Garden & Grounds

To the front of the property, a shared pathway from Colhugh Street leads across Woodford House and provides access to the front garden of number 2. The front garden is laid primarily to lawn with a path leading to a broad, flagstone-paved terrace, a lovely sheltered spot ideal to enjoy the sunny, southerly aspect.

To the rear of the property, a door opens out onto an enclosed rear courtyard. In the courtyard there is situated, a stone-built store shed with a pitched roof, provides a useful outside storage space and has a water tap. Concrete steps then lead up to a rear parking area. The parking area is shared with four other properties and a space is designated for number 2.

Additional Information

Freehold. All mains services connect to the property. Gas-fired 'combi' boiler. Solar panels to the front and rear rooves provide supplementary electric and also a feed-in tariff. Further information available from the sellers. Council tax: Band E



Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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