



2 Alma House, Drangway, Colhugh Street
Llantwit Major, CF61 1RE

Watts
& Morgan



2 Alma House, Colhugh Street,

Llantwit Major CF61 1RE

Guide Price £339,950 Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A charming, period cottage within the heart of Llantwit Major. Just a short walk to the town and train station, and a little further to the beach. This double-fronted, early Victorian property offers many original features throughout and is tucked away in a quiet position. Accommodation to include; entrance porch, lounge with log burner and kitchen/dining room with original cast-iron range. Two generous double bedrooms to the first floor with modern 3-piece family bathroom. Mature, lawned garden with garden room / home office.

EPC Rating; D.



Directions

Cowbridge Town Centre – 5.4 miles

Cardiff City Centre – 21.7 miles

M4 Motorway – 9.1 miles

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Summary of Accommodation

ABOUT THE PROPERTY

Nestled in a quiet spot on the 'Drangway' walk-through between Colhugh Street and High Meadow, sits 2 Alma House. A semi-detached, early Victorian property within walking distance of Llantwit Major town, train station and beach.

The double-fronted cottage has a central porch which leads directly into the living accommodation and a carpeted staircase leads to the first floor. The lounge is a delightful reception room with feature log burner set on a slate hearth with original stone wall and mantel. this sizeable room overlooks the front and side of the property with cosy window seat.

The kitchen/dining room offers, to one side, a range of solid bespoke base units with drawers, and butchers-block surfaces. To the opposite side, there is plumbing for two appliances and a Belfast sink neatly sunken into a Quartz work top. A beautiful focal feature to this room is the Victorian period cast-iron range with central wood burner flanked by ovens. Beyond here is a pantry cupboard and another useful understairs storage cupboard.

To the first floor, there are two generous double bedrooms - the principal room has a walk-in closet which houses the gas-fired combi boiler. Both bedrooms share use of the modern 3-piece bathroom with dual-ended bath, large Velux window and panelled walls.



GARDENS AND GROUNDS

The entrance to 2 Alma House sits directly on the walk way between High Meadow and Colhugh Street, known as 'The Drangway'. A solid softwood gate opens into a fully enclosed mature garden, set on two levels with a large storage shed/log store to remain. A pathway runs around to the front of the property to the central porch, flanked by the neighbouring property. Steps up lead onto a private sunny lawn with wild flower garden and planted borders.

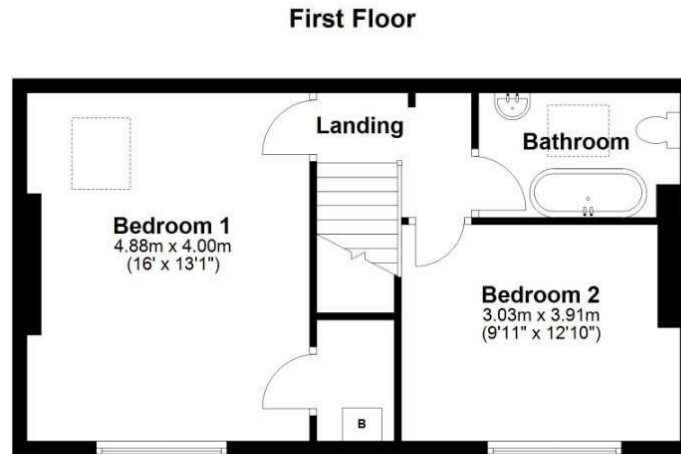
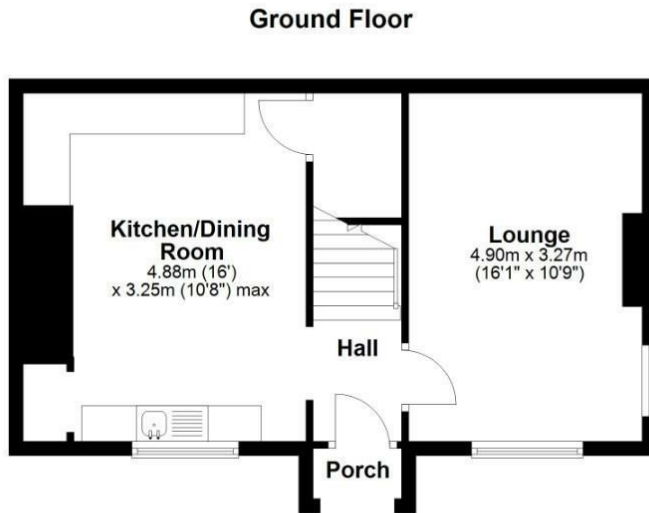
There is a well-built garden room / home office with full power supply and lighting - which is a very good addition to this home.

SITUATION

The historic & coastal town of Llantwit Major is situated near the western edge of the Vale and offers a good range of shops – including two supermarkets, a 13th century Church, primary and secondary schools, a swimming pool and other leisure facilities. The 'West End' of Llantwit is, in particular, very highly sought after for its convenient proximity to both the town and to the beach. The town is by passed along the route from Bridgend to Barry and is also within convenient driving distance of the M4 and the City of Cardiff. The heritage coast, which is known for its cliff top walks, bathing and surfing beaches, lies to the south and west of the town. Cardiff (Wales) Airport at Rhoose is approximately five miles away. There is a "park and ride" railway station at Llantwit Major, which provides a regular service to Cardiff city centre and to Bridgend.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired combi central heating. Council tax band D.

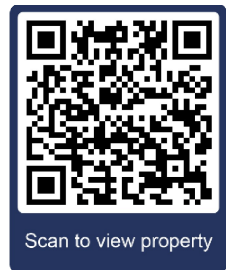
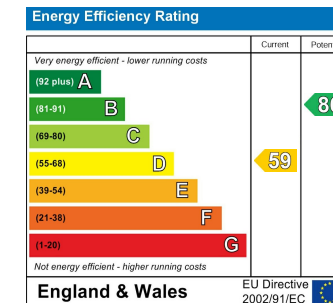


Total area: approx. 87.4 sq. metres (941.1 sq. feet)

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

2 Alma House, Llantwit Major

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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