



Tynewydd, Colhugh Street
Llantwit Major, Vale of Glamorgan, CF61 1RE

Watts
& Morgan



Tynewydd, Colhugh Street,

Llantwit Major, Vale of Glamorgan, CF61 1RE

Guide price: £269,950 Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A wonderfully neat cottage in the most sought after West End of Llantwit Major, within easy reach of both the beach and the town with its shops, services and train station. Accommodation has been modernised in more recent years and includes: living room with wood burning stove, kitchen/diner with broad picture window looking out over the rear garden. Rear entrance hallway and ground floor WC. To the first floor: exceptionally generous master bedroom, second double bedroom and bathroom suite. West facing, enclosed courtyard garden to the rear.



Directions

Cardiff City Centre – 18.5 miles

M4 Motorway, J35 Pencoed – 9.2 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

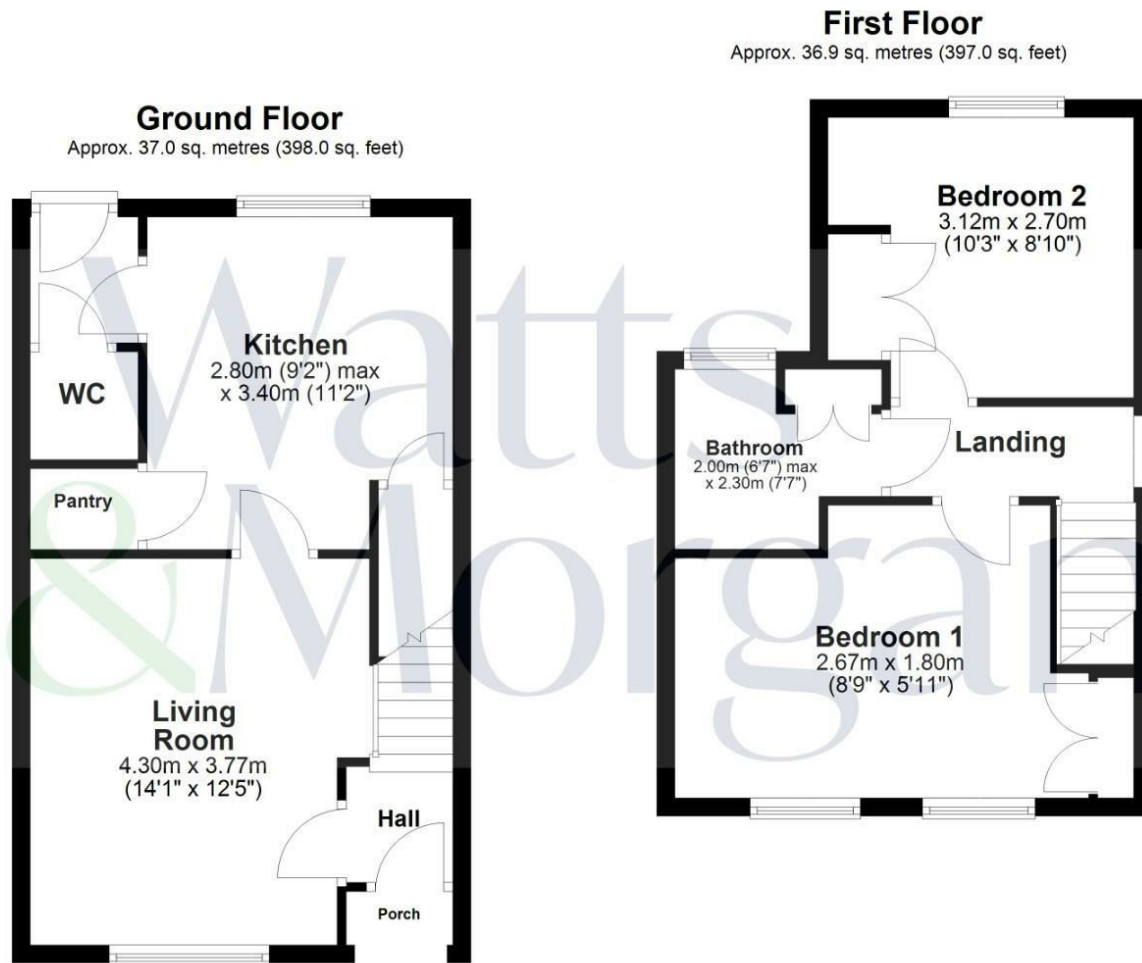
Tynewdd is a modern property located within the most sought after, picturesque 'West End' of Llantwit Major, it is within easy striking distance of both the town and the beach. An entrance porch accessed from Colhugh Street leads to a ground floor hallway; a staircase leads from here to the first floor while a door opens into the principal living space. This generous sized room looks onto Colhugh Street and has, as a focal feature, a contemporary wood burning stove. It also includes built-in storage cupboards with display shelf atop. A door links from here to the kitchen/breakfast room positioned to the rear of the property, another generous space with window overlooking the rear garden and including a walk-in shelved pantry and deep under stairs store cupboard. Fitted units and breakfast bar are of course to stay; ample space remains for a dining table. A doorway from the kitchen leads to a rear entranceway from which there is access into the ground floor WC and also to the garden.

To the first floor a landing area has doors leading to both bedrooms and to the family bathroom. The largest bedroom looks onto Colhugh Street and is especially generous in proportions. It could, potentially, be sub-divided to create two bedrooms. Two windows look to the front, and it features a deep storage cupboard. A second double bedroom overlooks the rear garden and has exposed, varnished wooden floorboards and a wardrobe. The bathroom, like the second bedroom, has varnished wooden floorboards and includes a traditionally styled 3-piece bathroom suite with shower over bath.



Additional information

Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band D



Total area: approx. 73.9 sq. metres (794.9 sq. feet)

Garden & Grounds

Tynwydd occupies a corner plot, bordering Colhugh Street to the front and 'The Lanes' to its side. To the rear of the property is an enclosed courtyard garden enjoying a westerly aspect to catch the sun from mid morning. From the rear entranceway, a path leads to steps running to a raised paved seating area. This rear garden space is sheltered by fencing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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