



## Sunnybank Llantwit

guide price **£275,000**

- Historic 300-year-old cottage with lead-lined windows, exposed beams, and original staircase features
- Flexible 2/3 bedroom layout with built-in storage and family bathroom
- Picturesque front garden and private rear courtyard garden
- Located in St Athan Village with front parking and walking distance to amenities
- Driveway Parking
- EPC Rating: Awaited



 2  1  2



## About the property

Discover this enchanting 300-year-old character cottage nestled in the heart of St Athan Village, just a short walk from all local amenities. Lovingly maintained by the same family for the past 35 years, this historic home is brimming with charm and period features.

Originally built as a two-room dwelling, comprising the lounge and the master bedroom—it featured an original “winder” staircase connecting the floors. A section of this unique staircase still remains, offering a link to the home’s rich past.

Full of character, the cottage showcases lead-lined windows, exposed beams, thick stone walls, and many original features throughout. The versatile layout includes a cosy lounge with a striking inglenook fireplace, a separate dining room that could also serve as a third bedroom, and a bright, welcoming kitchen/breakfast room. Upstairs, you'll find two bedrooms with built-in wardrobes and a family bathroom.

Outside, the property boasts a beautifully mature front garden bursting with colour, and a private rear



## Accommodation

### Entrance

Entered via wooden front door with lead lined glazed pane into lounge.

### Lounge

16' 7" (Max) x 14' 1" ( 5.05m (Max) x 4.29m )  
A room bursting with character. inglenook fire place with flagstone base and cast iron electric fire which was converted from a log burner 15 years ago, exposed beams and stone work, original stone staircase to the side, stairs leading to the first floor, radiator, carpeted, lead lined window to the front.

### Dining Room

10' x 9' 1" ( 3.05m x 2.77m )  
Currently utilised as a bedroom with double glazed window to front, radiator, carpeted.

### Kitchen / Breakfast Room

13' 5" x 9' 6" (Max) ( 4.09m x 2.90m (Max) )  
A lovely bright space fitted with a range of wall and base units with composite worktops over, four ring gas hob, chrome extractor hood, stainless steel sink and drainer, space for fridge/freezer, washing machine and tumble dryer. Two lead lined windows to rear and another to the side, door leading to the rear courtyard, cupboard housing annually serviced central heating boiler.

### First Floor Landing

Two lead lined windows to rear, access to all first floor rooms.

### Bedroom One

14' 3" x 10' 10" ( 4.34m x 3.30m )  
Generous double bedroom with lead lined double glazed windows to front and rear aspect, small loft access, double doors to airing cupboard housing hot water tank and shelving, radiator and central heating thermostat, two built in wardrobes, carpeted.

### Bedroom Two

9' 2" x 7' 8" ( 2.79m x 2.34m )  
Lead lined window to front, built in wardrobe, radiator, carpeted.

### Bathroom

Panel bath with overhead shower and glass screen, pedestal wash hand basin, low level WC, fully tiled walls, vinyl flooring in tile effect, radiator, large obscure double glazed window to side.

### Rear Courtyard

A private area with gated side access. Door to utility / storage, hardstand with space for shed and pots and plants, access to the rear side of the property for maintenance.

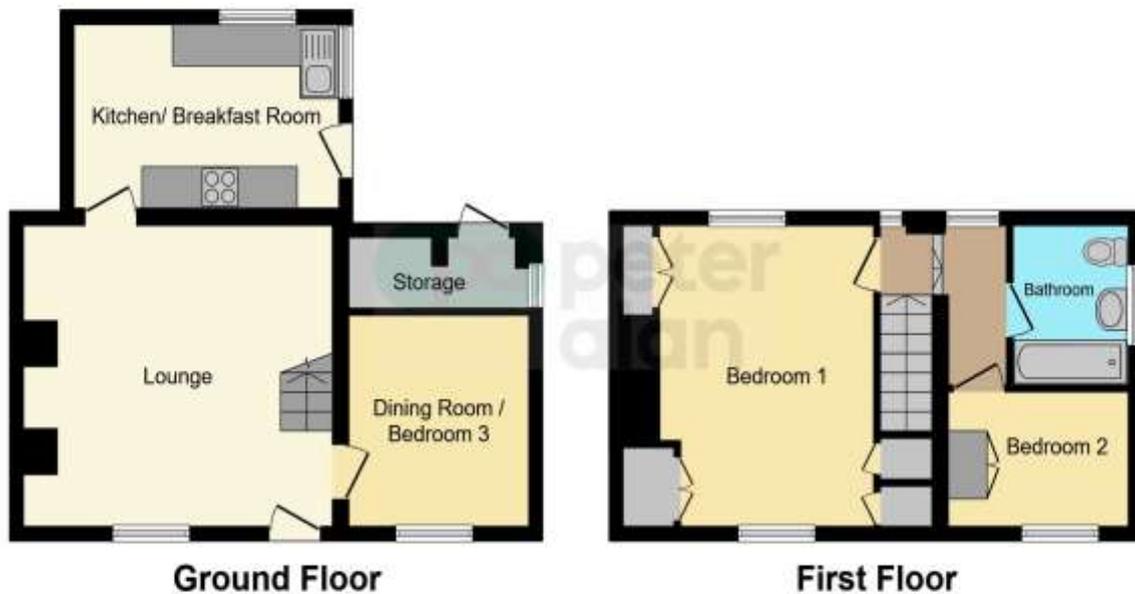
### Front Garden

Parking space for one car, timber gate for access to the mature front garden with hedge and fenced boundary. An array of colour from trees, shrubs and flowers. Mainly laid to lawn with a sizeable area ideal for a table and chairs.

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## Floorplan



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