



Thistle Cottage St. Johns Hill, St. Athan

£389,950 Freehold

DETACHED COTTAGE. • STONE FRONTED. BUILT 2006. • 3 BEDROOMS. EN-SUITE. • DRIVEWAY FOR 3 CARS. OFFICE/STUDIO.
• VILLAGE LOCATION. • 2 RECEPTION ROOMS. UTILITY. • EPC C74. NO FORWARD CHAIN.





A superb charming stone fronted cottage built in 2006 with character throughout, located in a quiet village location, walking distance of local shops, amenities etc of St Athan, Vale of Glamorgan and within easy reach of the Heritage Coastline and beaches. The towns of Llantwit Major and Cowbridge a short drive from the property. The property briefly comprises entrance hallway, sitting room, utility room, cloakroom/WC, kitchen/breakfast room and dining room to the ground floor. To the first floor there are three bedrooms, family bathroom and en-suite shower room to the master bedroom. Thistle Cottage enjoys UPVC windows and doors, gas central heating and no forward chain. Outside there is an impressive driveway, private garden to the rear and a home office/studio with power and lighting. Viewings are highly recommended to fully appreciate the character and quiet position.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





GROUND FLOOR

Entrance Hall

Front entrance door. Doors to cloakroom/WC, sitting room and utility room. Opening to kitchen/breakfast room. Stairs to first floor.

Sitting Room

16' 1" x 15' 1" (4.90m x 4.60m)

UPVC window to front. French doors to rear. Radiator. Fireplace with flagstone hearth.

Utility Room

UPVC door to rear. Space for white goods. Fitted wall and base units with solid wood work surface. Stainless steel sink. Flagstone flooring.

Kitchen/Breakfast Room

18' 4" x 11' 2" (5.59m x 3.40m)

Fully fitted kitchen comprising eye level units base units and solid wood work surfaces over. UPVC window to front. Range cooker with extractor. partially tiled walls. Down lighting. Patio doors to rear. Ceramic sink with mixer tap. Radiator. Door to dining room. Flagstone flooring.

Dining Room

12' 8" x 8' 6" (3.86m x 2.59m)

Patio doors to rear.



Door to bedrooms and bathroom.





FIRST FLOOR

Landing

Door to bedrooms and bathroom.

Bedroom 1

12' 6" x 12' 3" (3.81m x 3.73m)

UPVC windows to rear. radiator. Door to en-suite. Fitted wardrobes.

En-Suite

Shower enclosure. Radiator. Wash hand basin. Low level WC. UPVC window to front.

Bathroom

8' 4" x 5' 8" (2.54m x 1.73m)

UPVC window to rear. Panelled bath. Low level WC. Wash hand basin.

Bedroom 2

14' 5" x 9' 3" (4.39m x 2.82m)

UPVC windows to front and rear. Radiator.

Bedroom 3

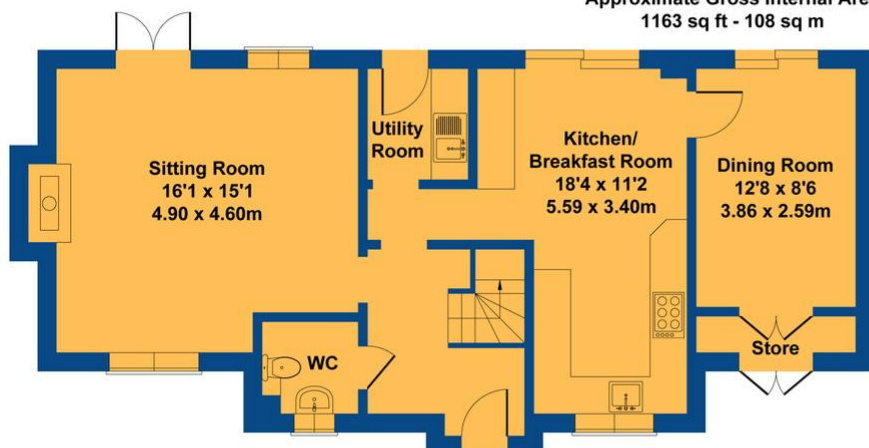
8' 10" x 8' 4" (2.69m x 2.54m)

UPVC window to front. Radiator. Built in cupboard.

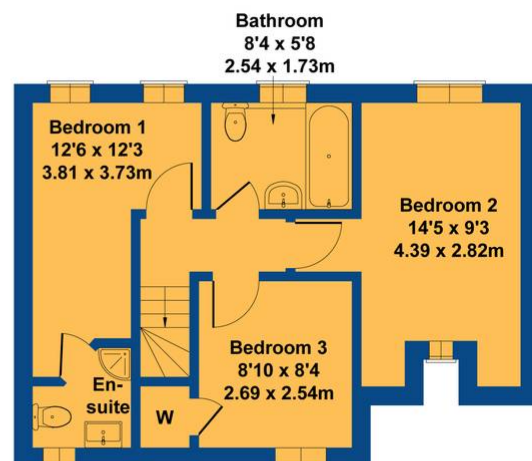


Thistle Cottage

Approximate Gross Internal Area
1163 sq ft - 108 sq m

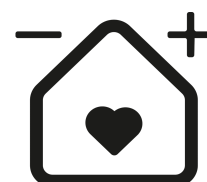


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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