



Enhanced with AI by STREET



5 West End Terrace

Llantwit Major, Llantwit Major

A FANTASTIC OPPORTUNITY to acquire this well presented cottage located in the desirable west end of the historic town of Llantwit Major - walking distance from local shops, schools and amenities, and within easy reach of the Heritage Coastline and beach. Briefly the property comprises entrance hallway, sitting room with exposed stone wall feature, kitchen/diner with solid wood tops and RANGEMASTER COOKER, and family bathroom to the ground floor. To the first floor are two double bedrooms with stunning countryside views. Outside to the front there is a south facing courtyard garden providing space for BBQs etc. To the rear there is an insulated SUMMERHOUSE which could be used as an office. The property enjoys solid oak flooring to the sitting room, gas central heating with a COMBINATION BOILER and UPVC windows. Viewings are highly recommended to appreciate the presentation and the views of the surrounding countryside.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

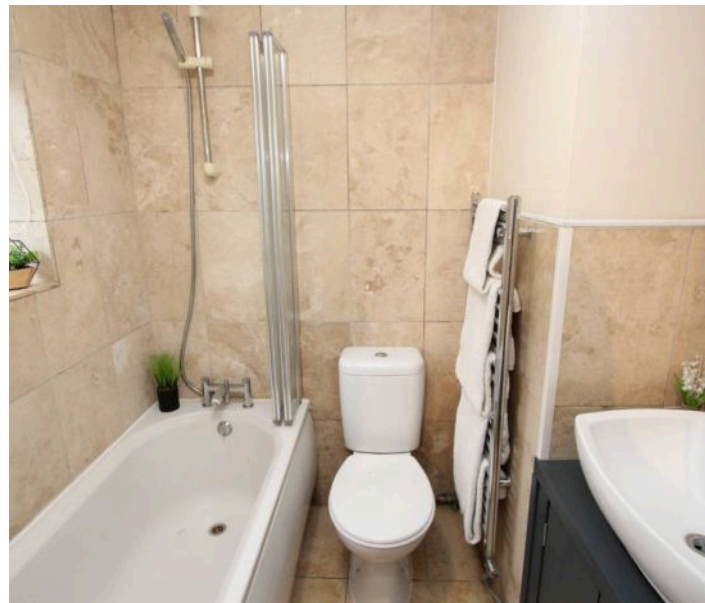




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- MID TERRACED COTTAGE.
- 2 BEDROOMS.
- UPVC. GCH COMBI.
- SUMMERHOUSE.
- ALLOTMENT.
- VERY WELL PRESENTED.
- GROUND FLOOR BATHROOM.
- EPC D64.





GROUND FLOOR.

Entrance Hall.

Opaque glazed front entrance door. Stairs to first floor. Door to sitting room.

Sitting Room.

10' 3" x 12' 1" (3.12m x 3.68m)

Solid wood oak flooring. UPVC window to front. Radiator. Door to kitchen/diner. Fireplace with stone hearth (log burner by separate negotiation). Natural exposed stone character chimney breast.

Kitchen/Diner.

16' 8" x 17' 2" (5.08m x 5.23m)

UPVC window to rear. Under stairs cupboard. Space for table and chairs. Fully fitted kitchen comprising eye level and base units with work surfaces over. Inset ceramic sink with mixer tap. Solid wood worktops. Partially tiled walls. Space for white goods. Rangemaster five ring gas cooker. Radiator. Door to bathroom. Wall mounted Worcester combination boiler providing the central heating and hot water.

Bathroom.

5' 6" x 5' 11" (1.68m x 1.80m)

UPVC opaque window to rear. Panelled bath with mixer shower over. Natural Stone floor tiles. Low level WC. Natural Stone wall tiles. Vertical radiator. Wash hand basin with storage cupboard and mixer tap.





FIRST FLOOR.

Landing.

Doors to bedrooms.

Bedroom One.

13' 2" x 11' 1" (4.01m x 3.38m)

UPVC window to rear. Velux to rear. Radiator.

Bedroom Two.

12' 1" x 13' 6" (3.68m x 4.12m)

UPVC window to front. Radiator. Built-in wardrobes.

Access to floor boarded loft.





FRONT GARDEN

14' 1" x 24' 1" (4.29m x 7.34m)

Front Garden - A mature garden with low maintenance paved area providing space for table and chairs and barbecue's etc. Pedestrian access along the terrace.

REAR GARDEN

17' 8" x 10' 9" (5.38m x 3.28m)

Summerhouse - Insulated. Double glazed French doors to front. Double glazed windows to rear. Overlooking adjacent countryside views. Solid wood flooring.

GARDEN

There is an allotment near to the property, to the rear and easterly, numbered '5'.





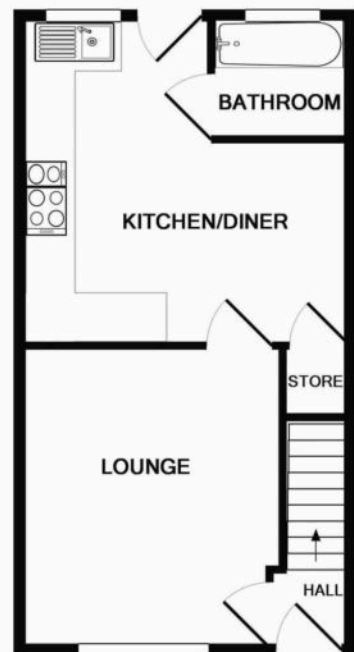
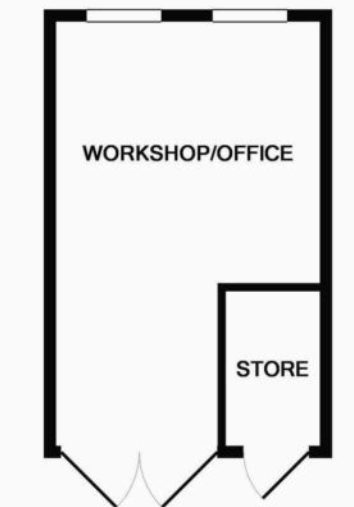
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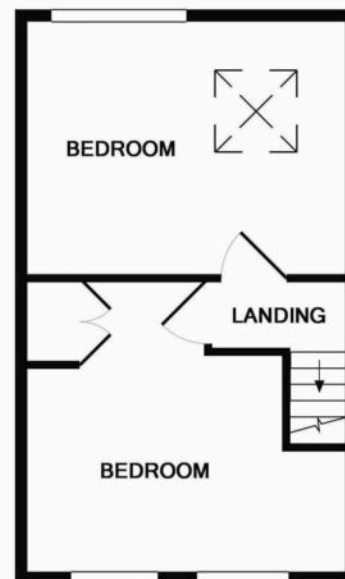
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GROUND FLOOR



1ST FLOOR



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HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.