



## Sunnyside Cottages offers over £400,000

- Tucked away in the heart of St Athan Village
- Beautifully extended period semi-detached cottage finished to show-home standard
- A perfect blend of character features and modern living
- Stylish Howdens kitchen/diner ideal for everyday life and entertaining
- Cosy living room with 5kW dual-fuel log burner
- Two generous double bedrooms, including a principal suite with en-suite
- Mature south-facing garden with storage barn and ample driveway parking
- Conveniently located for local amenities, Cowbridge, Llantwit Major, the M4 and the Heritage Coast
- EPC Rating: D



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## About the property

Tucked away in a peaceful corner of St Athan Village, this beautifully extended period semi detached cottage offers the perfect blend of character, comfort and modern living. Finished to an impressive show home standard, the property enjoys a wonderful sense of space and warmth, ideal for those seeking a relaxed village lifestyle.

From the moment you arrive, the home feels welcoming. Inside, the thoughtfully designed Howdens kitchen/diner creates a sociable hub for everyday life, while the charming living room provides a cosy retreat, enhanced by a dual fuel log burner. Practical additions such as the rear hallway and cloakroom further enhance day to day living. Upstairs, two generous double bedrooms with the principal bedroom benefiting from its own en suite bathroom, complemented by a stylish separate shower room.

Outside, the lifestyle appeal continues with ample off road driveway parking and a mature south facing garden, ideal for enjoying sunny days or gardening. The home has been carefully maintained and improved over time, including a recent extension and a new Worcester combination boiler, ensuring comfort and efficiency throughout. Perfectly positioned within walking distance of local amenities, and with easy access to Llantwit Major, Cowbridge, the M4, and the stunning Heritage Coastline, this is a home that offers both tranquillity and connectivity. Viewing is highly recommended to fully appreciate this property rich in charm and practicality.





## Accommodation

### Entrance Porch

Composite front entrance door. Radiator. Wood-effect flooring. Oak glazed door leading through to the kitchen/diner. UPVC window to the side. A cupboard matching the kitchen units discreetly houses the washing machine and tumble dryer.

### Kitchen / Diner

18' 7" x 11' 8" ( 5.66m x 3.56m )

A fully fitted Howdens kitchen comprising a comprehensive range of base units with drawers and complementary work surfaces, including a corner larder and integrated dishwasher. Appliances include an electric oven and Lamona induction hob with extractor. One and a half bowl ceramic sink with mixer tap. Downlights and vertical radiators. UPVC French doors opening to the rear garden and UPVC window to the side. Oak glazed door to the living room. Wood-effect flooring throughout with ample space for a dining table and chairs.

### Sitting Room

20' 1" x 11' 8" ( 6.12m x 3.56m )

A spacious and welcoming reception room featuring an oak staircase to the first floor, radiators, and a UPVC window overlooking the rear garden. Clear-view log burner providing both character and warmth. Oak glazed door leading through to the rear hallway.

### Rear Hallway

Composite stable door to the rear garden. Radiator. Door to the cloakroom.

### Cloakroom

Low-level WC and pedestal wash hand basin with mixer tap. Radiator. Partially tiled walls and ceramic tiled flooring. UPVC opaque window to the rear.

### First Floor Landing

Split-level staircases lead to the landing areas, providing access to Bedroom 1, Bedroom 2, and the shower room. Access to insulated and boarded loft space.

### Bedroom One

13' 8" x 10' 10" ( 4.17m x 3.30m )

A dual-aspect double bedroom with UPVC windows with oak sills to the rear and side. Radiator. Built-in wardrobe. Door to the en-suite bathroom.

### En Suite Bathroom

10' 3" x 5' 5" ( 3.12m x 1.65m )

Velux window to the front aspect. Panelled bath with mixer shower over and mixer taps. Ceramic wash hand basin set within a storage unit with marble top and illuminated electric mirror above. Low-level WC, heated towel rail radiator, shelving, and downlighting.

### Bedroom Two

12' 4" x 12' 3" ( 3.76m x 3.73m )

Another generous double bedroom with UPVC window to the rear, radiator, and built-in wardrobe.

### Shower Room

6' x 8' 1" ( 1.83m x 2.46m )

Shower enclosure with mixer shower, low-level WC, and pedestal wash hand basin. Vertical radiator. Vinyl flooring. UPVC window to the rear. Airing cupboard housing a wall-mounted Worcester combination boiler providing central heating and hot water.

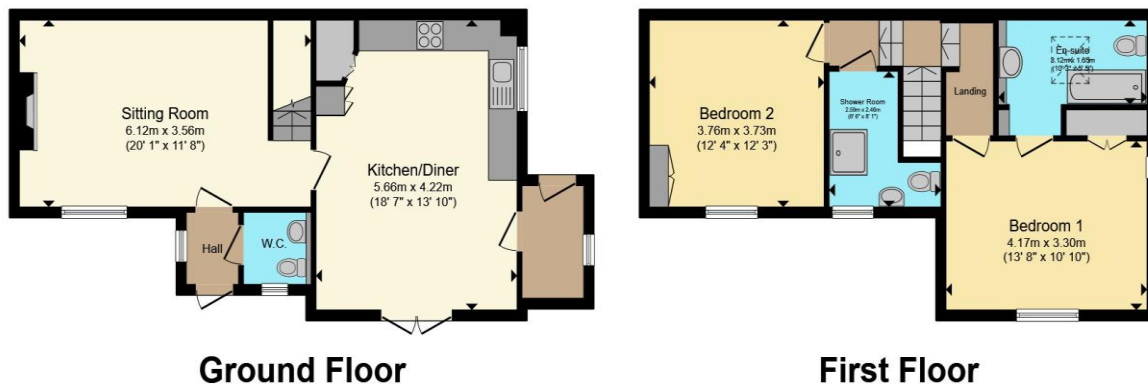
### Garden

Attractive and well-established garden featuring apple trees, cherry and ornamental cherry trees, raspberry canes, and well-stocked shrub borders. Black composite decking laid in 2023. Waterproof stone log store. Dutch barn with mezzanine level providing excellent additional storage. Boundary fencing replaced in 2024 by owner of 1 Sunnyside Cottages.

### Parking

Tarmacadam driveway providing off-road parking for approximately three vehicles. Driveway resurfaced in 2021.

## Floorplan



Total floor area 100.4 m<sup>2</sup> (1,080 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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