



Thistle Cottage St. Johns Hill, St. Athan

Barry

Guide Price £400,000

Thistle Cottage St. Johns Hill

St. Athan, Barry

From our Cowbridge offices travel in an Easterly direction, turning right at the traffic lights onto the St Athan Road. Follow this road into St Athan, past the main camp entrance where the road dips and as it starts to rise, take the first turning left, where Thistle Cottage lies on your right hand side. What3Words: Puts.Formal.Initiated

Charming, modern, stone-fronted detached cottage of great character in a private village setting, enjoying a quiet position with local amenities of St. Athan, Llantwit Major and Cowbridge nearby.

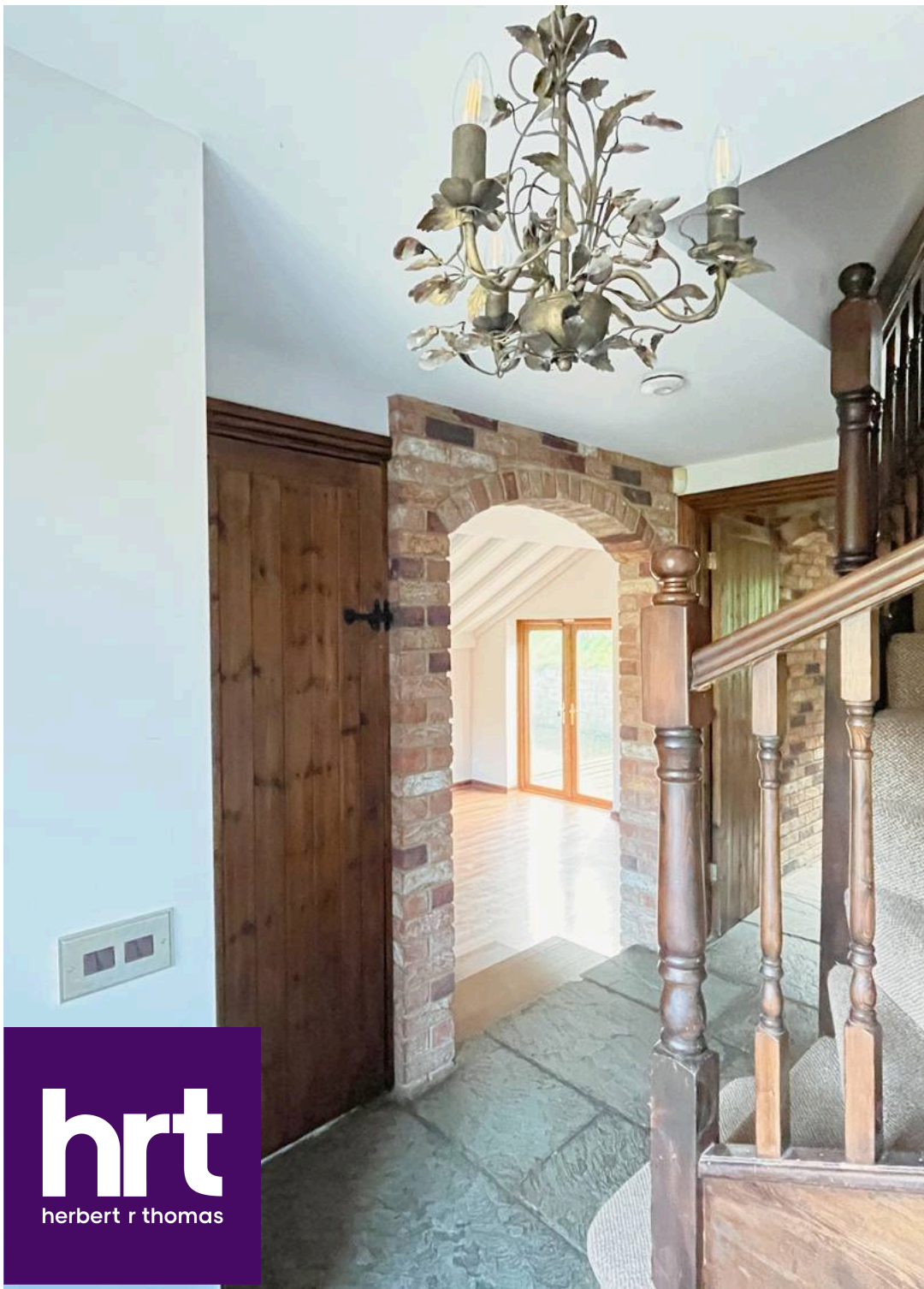
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Thistle Cottage St. Johns Hill

St. Athan, Barry

A charming, modern stone fronted detached cottage of great character in a private village setting, enjoying a quiet secluded position with local amenities of St. Athan, Llantwit Major and Cowbridge easily reached.

UPVC double glazed door to ENTRANCE HALL with laid flagstone floor continuing through the majority of the ground floor, traditional spindle staircase to first floor, door to CLOAKROOM fitted with a low-level WC, hand basin and cottage style window to front elevation.

A wide brickwork archway stepping down to LIVING ROOM, with timber style floor, recessed 'Contura' wood burning fire, flagstone hearth, enjoying a dual aspect to front and rear and French doors out to rear garden.

KITCHEN/BREAKFAST ROOM, flagstone floor, beamed ceiling, range of cottage style cream base and wall mounted units with wood block worktop and inset porcelain sink and mixer tap, stainless steel cooking range and extractor, built in dishwasher and fridge, double glazed window to front and patio doors to rear.

The UTILITY ROOM is styled to compliment the kitchen with fitted base and wall cupboards, built in freezer, space and plumbing for washing machine, wood block work surface, stainless steel sink and drainer, flagstone floor and part glazed stable door to rear garden.

The FORMAL DINING ROOM has timber effect floor, double glazed patio door to rear and a connecting door to STORE ROOM timber effect floor, wide timber double doors (currently boarded over) to front driveway.

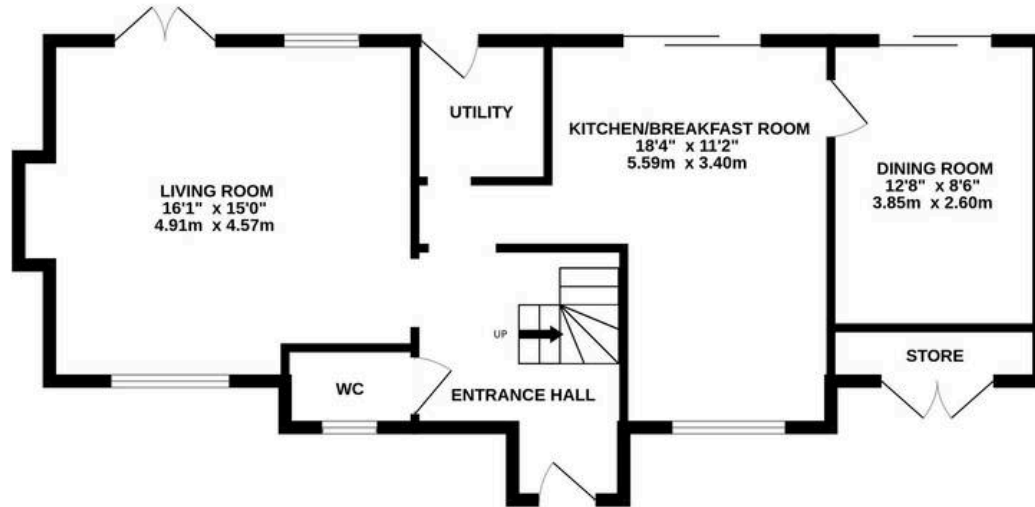
Staircase to landing with natural light above from a roof light window, fitted carpet and doors to BEDROOM ONE, cottage design window to rear, fitted carpet, fitted wardrobes and cupboards. Door to ENSUITE SHOWER ROOM, tiled floor, part tiled walls, WC, wash hand basin, quadrant shaped glazed shower cubicle, heated towel rail and a frosted window.

BEDROOM TWO, pitched ceiling, fitted carpet, double glazed windows to front and rear.

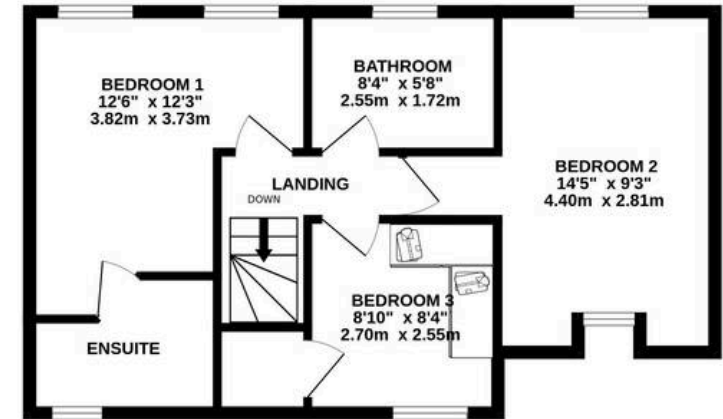
BEDROOM THREE, fitted carpet, high part pitched ceiling, loft hatch, double



GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Herbert R Thomas

Herbert R Thomas, 59 High Street - CF71 7YL

01446772911 • cowbridge@hrt.uk.com • www.hrt.uk.com/



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