

7 Wine Street

Llantwit Major, CF61 1RZ

Price £315,000

HARRIS & BIRT

3 1 1

A chocolate-box, three bedroom, character cottage believed to date back to the 17th Century, situated within a conservation area in the heart of the coastal town of Llantwit Major. The accommodation briefly comprises: living room and a kitchen/breakfast room to the ground floor and three good sized bedrooms and a bathroom on the first floor. There is loft space which can be used as a multipurpose area. The property benefits from a courtyard to front and a pretty enclosed rear garden with a timber summerhouse.

The property is situated within the heart of the historic old town of Llantwit Major with a wide range of facilities including well regarded schooling for all ages, a wide range of shops both national and local, library, doctors' surgery, sporting and recreational facilities etc. Llantwit Major is one of the few towns in the Vale of Glamorgan where you can commute by train on the coastal line which runs between Bridgend and Cardiff. Easy access to the major road network brings major centres including the capital city of Cardiff, Bridgend etc within comfortable commuting distance.







Accomodation

Ground Floor

Living Room 12'9" x 16'9" (3.89m x 5.11m)
Accessed via UPVC front door with inset obscure glazed vison panel. UPVC Window to front. Solid timber staircase leading up to first floor. Working log burner inset into stone chimney breast. Fitted carpet. Skimmed walls with timber boxed wood effect beam. Papered and coved ceiling. Pendant ceiling light. Fitted dado rail.

Kitchen / Breakfast Room 11'4" x 15'3" (3.45m x 4.65m)
Range of wall and base units with space for freestanding fridge freezer and space for dishwasher. Integrated units comprise of double oven, induction hob and Belfast sink with swan neck mixer tap. Access to rear via UPVC door with inset glazed vison panels. UPVC Window to rear. Wood effect laminate flooring. Skimmed walls. Painted wood panelling to ceiling with pendant ceiling lighting,

First Floor

Landing 5'7" x 11'5" (1.70m x 3.48m)
Stairs leading up from ground floor. Leads to all first floor rooms. Carpet flooring. Skimmed walls. Skimmed ceiling. Pendant ceiling light. Access to loft via hatch.

Bedroom One 11'5" x 11'11" (3.48m x 3.63m)
Exposed wooden floorboards. Skimmed walls. Papered ceiling. Pendant ceiling lighting. UPVC window to front.

Bedroom Two 10'3" x 9'9" (3.12m x 2.97m)
Exposed wooden floorboards. Skimmed walls. Papered ceiling. Pendant ceiling lighting. UPVC window overlooking rear garden

Bedroom Three 8'6" x 9'11" (2.59m x 3.02m)
Fitted carpet. Skimmed walls. Papered ceiling. Pendant ceiling lighting. UPVC window to front.

Loft Room
Accessed via the landing pull down step ladder. Three Velux windows providing natural light from the rear of the property. Would make an ideal hobby room or at home workspace.

Family Bathroom
Three piece suite in white comprising of low level WC, pedestal wash hand basin and panel bath with shower fitments and tiled splashbacks Painted exposed wooden floorboards. Skimmed walls and ceiling. Pendant ceiling lighting

Outside
Stone walled terraced area to front with mature shrubbery. To the rear there are two main sections of garden. Directly to the rear there is terraced area partially decked ideal for al fresco dining. There is a feather edged fenced walkway which leads to the larger portion of the rear garden; this very generously sized outdoor area is partially laid to lawn, mature flowers and shrubs with additional patioed areas.

Garden Room
Located in the larger section of the rear garden the garden room is of timber construction with both water and electric connection. Currently used as hobby room.

Services
Mains gas, electricity, water and drainage.

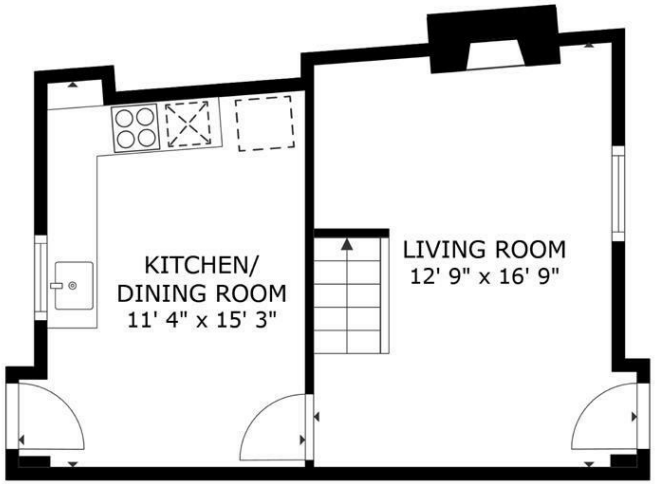

can't
be
friends



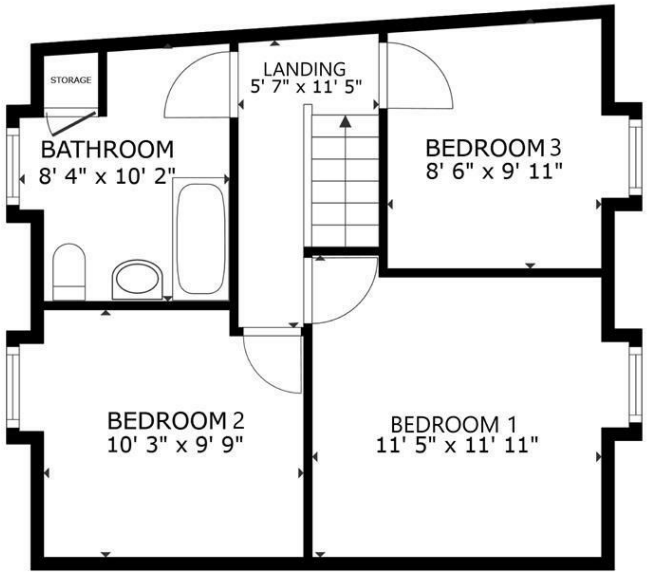








FLOOR 1

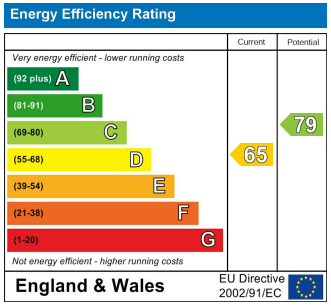


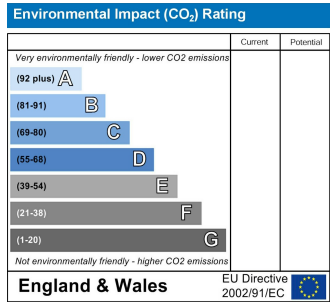
FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 355 sq.ft. FLOOR 2 466 sq.ft.
TOTAL : 821 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport







HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
65 High Street, Cowbridge, CF71 7AF
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

RICS