







## Dunraven Cottage

Llanmaes, Llantwit Major

This stunning period property (formerly two cottages) is located in the quiet, well respected village of Llanmaes, within easy access of the nearby towns of Llantwit Major and Cowbridge. Briefly the property comprises entrance hallway and porch, sitting room with MULTIFUEL LOG BURNERS, stunning kitchen with stone worktops, utility room, dining room, cloakroom/WC and conservatory to the ground floor. To the first floor are three double bedrooms, two on-suits and family bathroom. Outside to the front there is a cottage style enclosed garden with countryside views, and lawned garden to the rear together with a splendid BARN/garage with potential for conversion subject to the usual consents. Adjacent to the property is the driveway for approximately 4 cars, double detached garage and garden area with greenhouse etc. The property enjoys gas central heating with a combination boiler with Nest heating system, and UPVC windows with shutters. There is a nearby train station and bus station (1 mile) and the property is within easy reach of the Heritage Coastline. The property has been fully renovated to the highest standard throughout, with many improvements made by the current owners giving the property a real 'Wow' factor. Viewing is highly recommended to fully appreciate the presentation and village location. The current owners are looking to downsize. Council Tax band: G Tenure: Freehold EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: E



- STUNNING DETACHED COTTAGE.
- 3 BEDROOMS. 2 RECEPTIONS.
- CONSERVATORY. CLOAKROOM/WC.
- UPVC SHUTTERS. GCH COMBI





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- CONSERVATORY. CLOAKROOM/WC.
- UPVC. SHUTTERS. GCH COMBI.
- EPC D58. BARN. DOUBLE GARAGE.
- DRIVEWAY FOR 4 CARS.
- SUPERB VILLAGE LOCATION.
- COUNTRYSIDE VIEWS.
- 3 BATHROOMS. MATURE GARDENS.







## GROUND FLOOR

### Entrance Hallway

9' 4" x 8' 10" (2.84m x 2.69m) Radiator. Front entrance door. Solid oak flooring. Doors to sitting room, cloakroom/WC and dining room.

### Cloakroom/WC

6' 3" x 3' 0" (1.91m x 0.91m)  
Low level WC. Wash hand basin with mixer tap. UPVC opaque window to side. Floor tiles. Vertical radiator/heated towel rail.

### Dining Room

14' 4" x 8' 7" (4.37m x 2.62m)  
Radiator. Wood effect flooring. Opening to conservatory.

### Conservatory

12' 0" x 8' 8" (3.66m x 2.64m)  
Wood effect flooring. radiator. UPVC French doors to rear.

### Sitting Room

22' 2" x 11' 9" (6.76m x 3.58m) Radiators. UPVC window to front with shutters. Clear view double sided (to kitchen also) multi fuel burner with original bread oven. Oak flooring. Original spiral stone stairs to first floor. Clear view multi fuel burner. Door to kitchen.

### Kitchen

14' 4" x 7' 2" (4.37m x 2.18m) Down lighting. Wood effect flooring. 2023 fully fitted kitchen comprising eye level units base units with solid Speckled stone work surfaces over. Opening to rear hall. Wall mounted Vaillant combination boiler (serviced annually) providing the central heating and hot water. Integrated dish washer. Composite sink with mixer tap. UPVC window to rear. Integrated washing machine. Integrated spice rack. Bosch induction hob. Eye level double oven and grill option. Integrated fridge freezer.







### **Rear Hallway**

10' 4" x 4' 6" (3.15m x 1.37m)

Radiator. Wood effect flooring. Down lighting. Stable door to rear. Built in cupboard - providing space for condensing tumble dryer. UPVC window to front with shutters.

### **FIRST FLOOR**

#### **Landing**

Loft access (not boarded). Doors to bedrooms and bathroom. UPVC windows to rear and side with shutters. Radiators.

#### **Bedroom 2**

10' 3" x 10' 4" (3.12m x 3.15m)

UPVC window to front with shutters. Wood effect flooring. opening to en-suite.

#### **En-suite**

7' 0" x 3' 2" (2.13m x 0.97m) Ceramic wash hand basin with mixer tap. Shower enclosure with electric mixer shower over. Ceramic floor tiles. Down lighting.

#### **Bedroom 3**

10' 6" x 10' 2" (3.20m x 3.10m) Radiator. UPVC window with shutters to front. wood effect flooring. Built in cupboards/wardrobes.



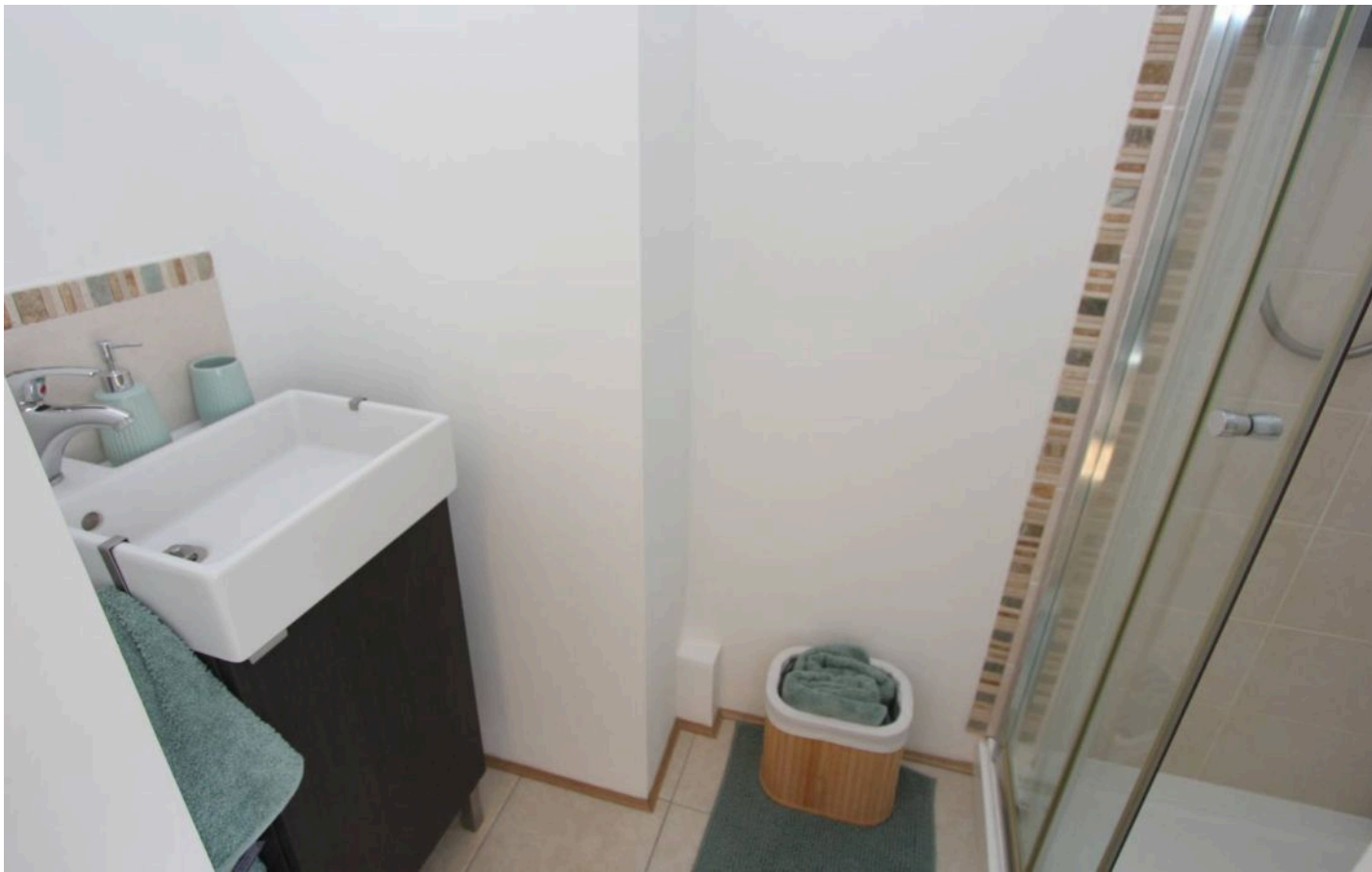
### **Family Bathroom**

10' 3" x 5' 10" (3.12m x 1.78m)

Roll top bath with mixer shower over. Low level WC. ceramic wash hand basin with mixer tap. Ceramic floor tiles. UPVC opaque window to front with shutters. Vertical radiator/heated towel rail.

#### **Bedroom 1**

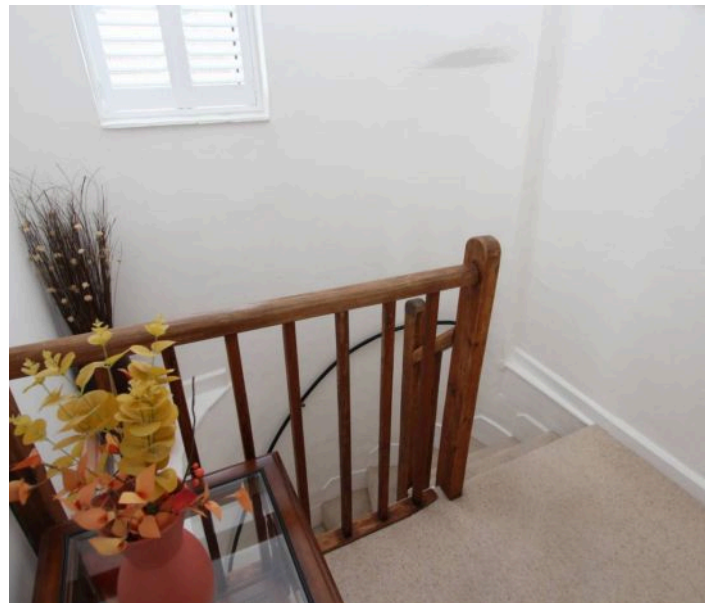
14' 0" x 9' 6" (4.27m x 2.90m) UPVC window to rear with shutters. Shower enclosure with mixer shower. Loft access with pull down ladder and partially boarded. Wood effect flooring. Radiator.



## **GARDEN**

Front garden - flag stones, mature borders, stone boundary walling, stunning views of the local countryside, gates to both sides allowing access to rear garden etc, power socket, water tap, outdoor lighting, space for table and chairs and barbeques etc. Rear garden - enclosed, laid to lawn, mature borders, outdoor lighting. To the front of the property is also a low maintenance area, with tiled entrance porch and outdoor lighting.

## **DOUBLE GARAGE**





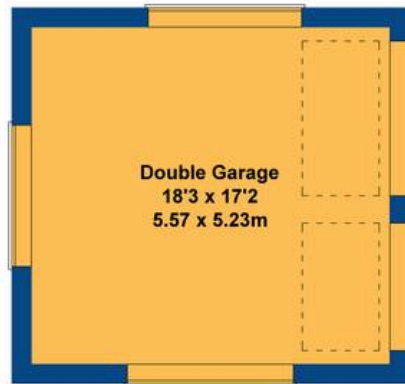


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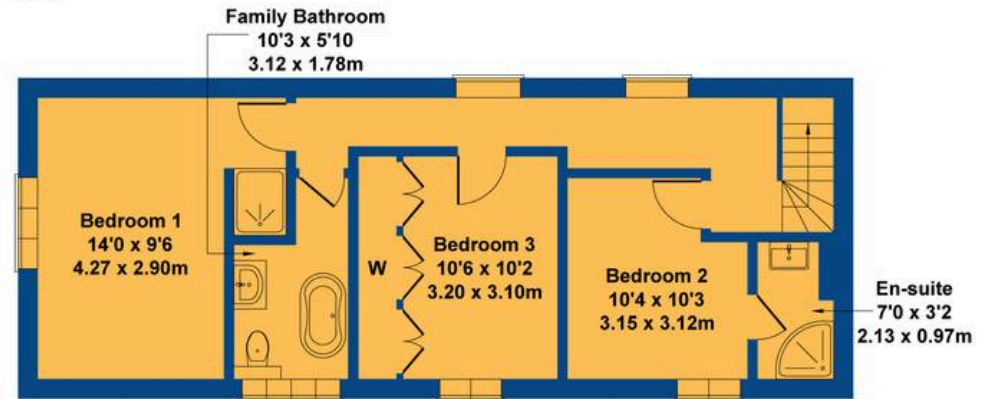
Approximate Gross Internal Area  
2045 sq ft - 190 sq m



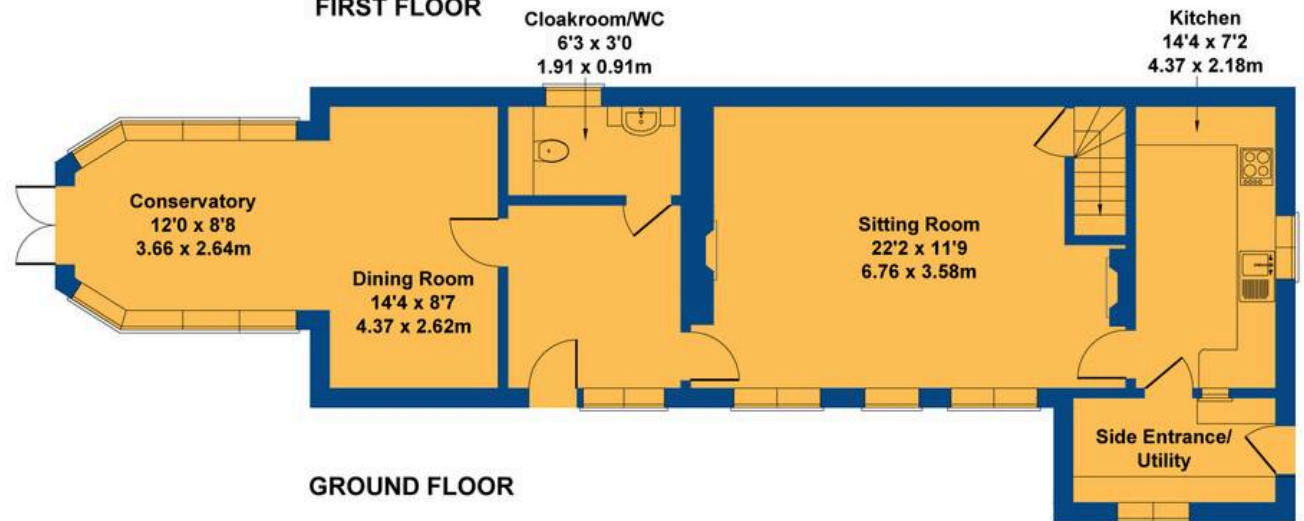
OUTBUILDING



GARAGE



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.





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