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herbert r thomas

**2 Sunnyside Cottage, Beggars Pound, St. Athan CF62 4PB**

Vale of Glamorgan

Offers Over **£520,000**

## 2 Sunnyside Cottage

A beautifully presented, character filled, three bedroom stone cottage, with two-bedroom self-contained annex, with pretty, south facing lawned garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Three bedroom cottage with independent self-contained annex
- Beautifully presented and maintained accommodation throughout
- A wealth of character features
- Open plan kitchen/dining room, lounge and orangery
- Utility room, ground floor shower room
- Three bedrooms and high spec bathroom to first floor
- Two bedroom self-contained annex, previously a successful Airbnb holiday let
- Ideal for multi-generational living or potential income stream
- Enclosed south facing lawned garden
- Viewings highly recommended



This beautifully presented, character filled, three-bedroom semi-detached stone cottage, benefits from an independent self-contained two-bedroom annex. It is a perfect configuration for multigenerational living, or to provide an income to the main house.

The accommodation within the main cottage comprises of an ENTRANCE HALL which leads into the open plan KITCHEN/DINER. Two windows to front with views overlooking the garden. Within the kitchen is a fitted range of sage coloured base and wall-mounted units, with space and plumbing for range cooker with fitted cooker hood above. Within the dining area is an exposed stone fireplace, with woodburning stove within. The kitchen and dining area have contrasting tiled floors. Beyond the dining room is the impressive LOUNGE which also has a woodburning stove set within an exposed stone fireplace. Stairs rise the first floor. Window to front overlooking garden and glass panel door leading into the ORANGERY extension. This versatile reception room has windows and doors to three aspects enjoying views and access into the garden. Off the kitchen is a UTILITY ROOM with further fitted range of base, wall-mounted and larder units, plus wall-mounted shelving. Space and plumbing for washing machine, and continuation of same flagstone tile floors as the kitchen.

The first floor LANDING has two windows overlooking the rear garden. It gives access to the bedroom accommodation. BEDROOM ONE is a comfortable double bedroom with exposed ceiling beams And window to front. BEDROOMS TWO AND THREE have Velux skylights to rear. Bedroom three has built in over stairs storage cupboards. The FAMILY BATHROOM with window to front has a white four-piece suite which includes a fully tiled walk-in shower, With mains shower fitted, Modern freestanding bath with mixer tap over, Sink unit with storage below and a low-level WC.

The self-contained ANNEX offers well-presented accommodation which comprises of an ENTRANCE HALL with slate tile floor which continue via an open archway into the KITCHEN/BREAKFAST ROOM. The room with high-level apex window, has a fitted range of base and wall-mounted units. It houses an independent boiler, integrated oven, hob and cooker hood. Space and plumbing for washing machine and fridge/freezer. BEDROOM ONE is a large double bedroom with vaulted ceiling with visible roofing timbers and built-in wardrobe cupboard. This room has previously been presented as a lounge. A study with skylight to rear leads through to an L shaped single BEDROOM TWO with window to front and skylight to rear. The BATHROOM has a white three-piece suite with mains power shower over a panel bath.

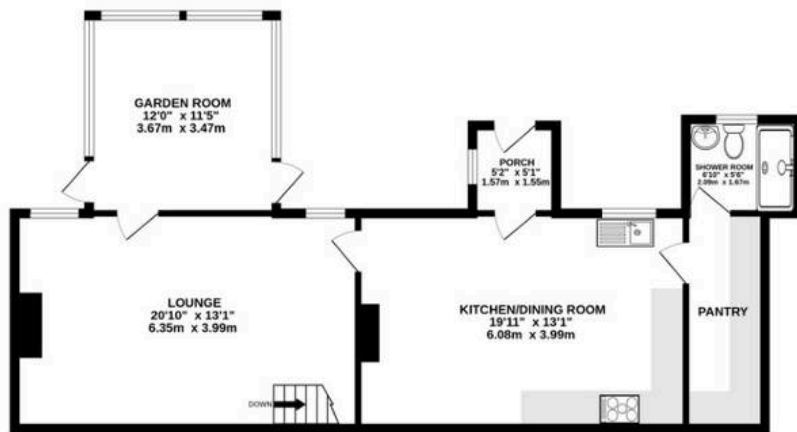
Between the cottage and the annex is a cobbled driveway offering off-road parking space for two vehicles. From the driveway, a paved pathway leads to the front of the cottage, where a flagstone laid patio extends onto a level lawn, well-stocked shrub and flower borders and mature hedgerow. The garden lies in a southerly direction enjoying the sun throughout the day.



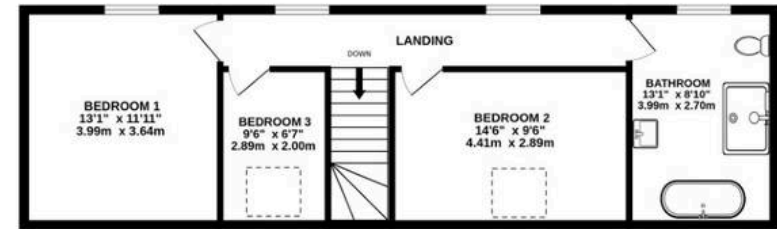
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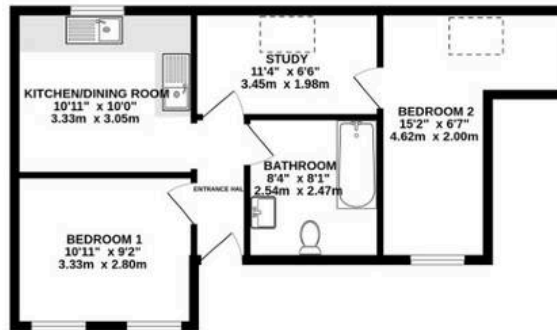
GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



ANNEX  
506 sq.ft. (47.0 sq.m.) approx.

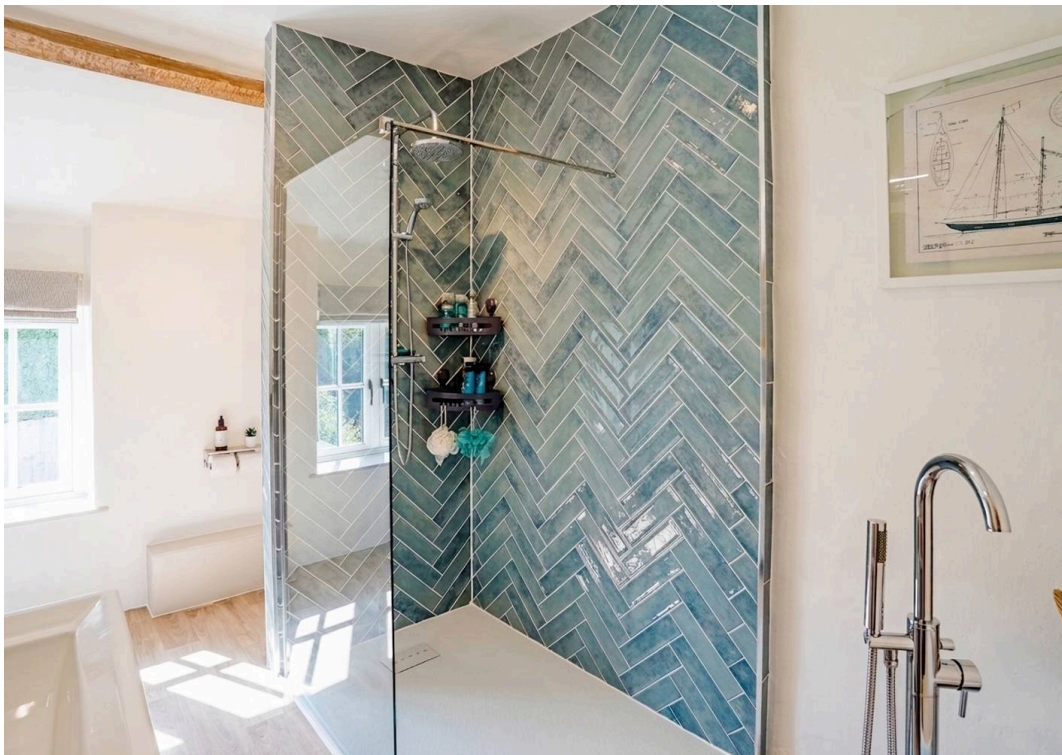


TOTAL FLOOR AREA : 1894 sq.ft. (176.0 sq.m.) approx.

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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