



## Ty Ffynnon, Llanmaes

£550,000 Freehold

SEMI DETACHED HOME. • 4 BEDROOMS. 2 BATHROOMS. • 2 RECEPTION ROOMS. • EPC TBC. NO FORWARD CHAIN. • DRIVEWAY. LARGE OUTBUILDING. • IN NEED OF RENOVATION. • EXCELLENT POTENTIAL. • OPPOSITE VILLAGE GREEN.





This semi detached home stands in the heart of the sought after village fronting onto the green. Ty Ffynnon is located in a prime location of Llanmaes, Vale of Glamorgan. This is a unique opportunity to acquire a house is in part in need of some renovation (the kitchen and downstairs bathroom being complete allowing a buyer to potentially move straight in whilst carrying out works), with an impressive outbuilding with potential to convert subject to the usual consents. Briefly the property comprises; kitchen/diner with AGA, sitting room, reception room two (both reception rooms face the village green), rear store/porch, and shower room to the ground floor. To the first floor there are four bedrooms, and family bathroom, and a substantial loft space. The property enjoys gas central heating (not all radiators in all rooms are in place), UPVC windows and doors where indicated, and NO FORWARD CHAIN. Outside there are gardens to the front and rear and a generous driveway. Llanmaes is within easy reach of local shops, amenities and schools of Llantwit Major and Cowbridge, and the Heritage Coastline and beaches.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**GROUND FLOOR**

**Kitchen/Diner**

15' 8" x 19' 4" (4.78m x 5.89m)

UPVC French doors to rear and windows to rear. Veluxes to rear. Slate floor tiles. Fully fitted kitchen comprising eye level units base units with drawers and partial granite work surfaces over. Two bowl ceramic sink with mixer tap. Aga cooker. Space for dining room table and chairs. Opening to sitting room. Wall mounted Worcester combination boiler (please note that not all radiators are connected/in place in the property).

**Sitting Room**

14' 6" x 22' 6" (4.42m x 6.86m)

Double glazed window to front and bay window to front. Log burner. Opening to inner hallway.

**Inner Hallway**

Stairs to first floor. opening to shower room and reception room two.

**Shower Room**

4' 10" x 7' 1" (1.47m x 2.16m)

Low level WC. Shower enclosure with mixer shower. Wash hand basin with mixer tap. Slate floor tiles. Vertical radiator. Down lighting. Ceramic wall tiles.



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 (4.90m x 5.82m)  
 and window to front. Radiator. Opening to rear  
 je area.





**Shower Room**

4' 10" x 7' 1" (1.47m x 2.16m)

Low level WC. Shower enclosure with mixer shower. Wash hand basin with mixer tap. Slate floor tiles. Vertical radiator. Down lighting. Ceramic wall tiles.

**Reception Room 2**

16' 1" x 19' 1" (4.90m x 5.82m)

Double glazed window to front. Radiator. Opening to rear porch/storage area.

**FIRST FLOOR**

**Landing**

Doorways to bedrooms and family bathroom. Loft access.

**Family Bathroom**

16' 2" x 7' 9" (4.93m x 2.36m)

UPVC opaque glazed windows to rear.

**Bedroom 1**

11' 1" x 14' 3" (3.38m x 4.34m)

UPVC window to front.

**Bedroom 2**

11' 6" x 16' 1" (3.50m x 4.90m)

UPVC window to front. Original feature fireplace

**Bedroom 3**

10' 11" x 13' 4" (3.33m x 4.06m)

UPVC window to rear. Radiators.

Bedroom 4 (3.28m x 3.38m)

UPVC window to front.



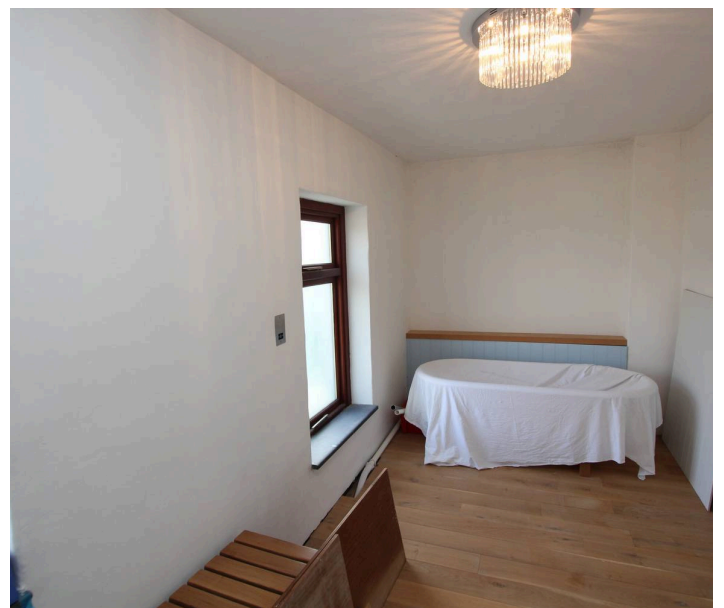


**Bedroom 3**

10' 11" x 13' 4" (3.33m x 4.06m)  
UPVC window to rear. Radiators.

**Bedroom 4**

10' 9" x 11' 1" (3.28m x 3.38m)  
UPVC window to front.





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