



Dunraven Cottage, Llanmaes

£600,000 Freehold

STUNNING DETACHED COTTAGE. • 3 BEDROOMS. 2 RECEPTIONS. • 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.





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 en-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





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.



14' 4" x 8' 7" (4.37m x 2.18m)

g. Wood effect flooring. 2023 fully fitted

prising eye level units base units with solid

Speckled stone work surfaces over. Opening to rear hall



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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)

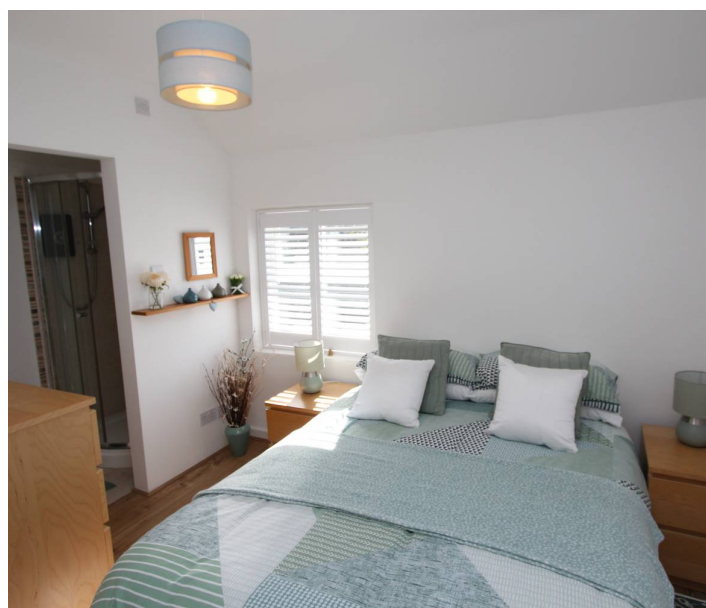
Roll top bath with mixer shower over. Low level WC. ceramic wash hand basin with mixer tap. Ceramic floor tiles. UPVC opaque window to front with shutters. Vertical radiator/heated towel rail.



Bedroom 1

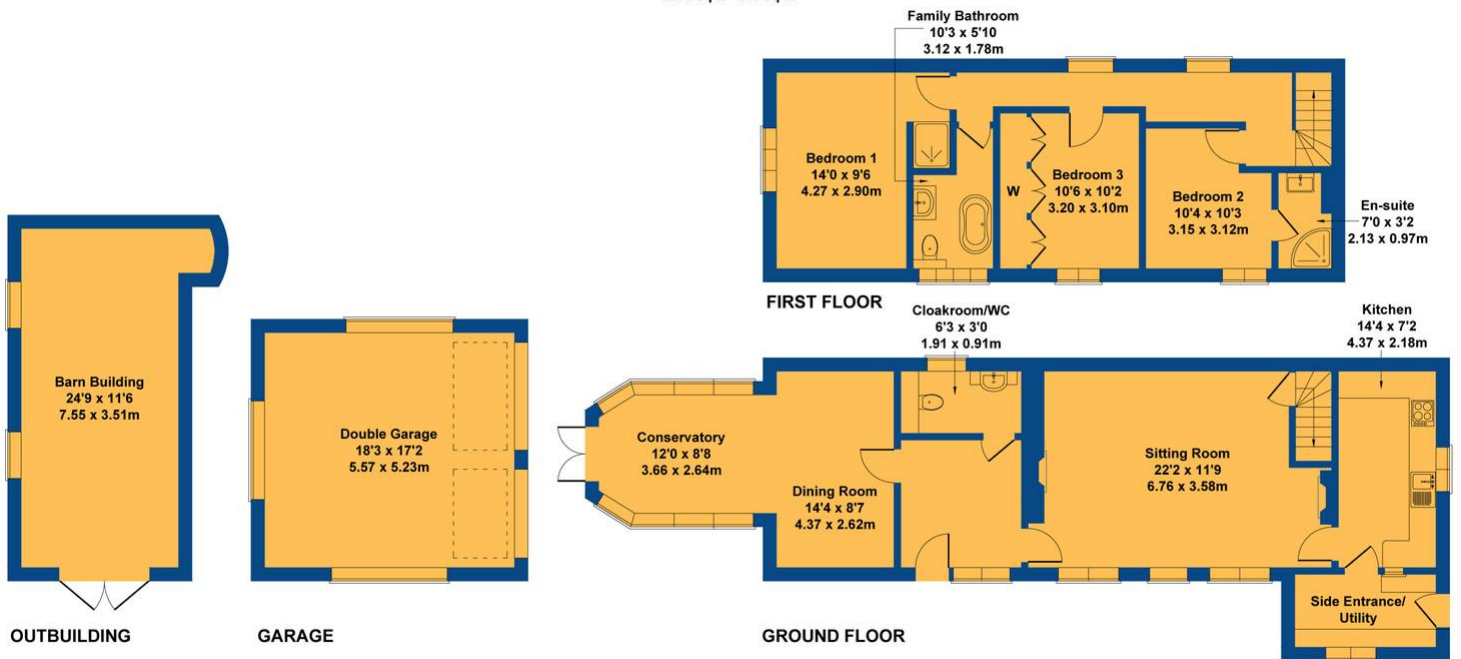
14' 0" x 9' 6" (4.27m x 2.90m)

UPVC window to rear with shutters. Shower enclosure with mixer shower. Loft access with pull down ladder and partially boarded. Wood effect flooring. Radiator.



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Approximate Gross Internal Area
2045 sq ft - 190 sq m



Not to Scale. Produced by The Plan Portal 2024
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