



Ty Ffynnon

Llanmaes, Llantwit Major, CF61 2XR

Price £475,000

HARRIS & BIRT



A deceptively spacious semi-detached cottage with additional Coach House, located on the village green in the heart of the village of Llanmaes.

The accommodation requires some further finishing however offers huge potential and briefly comprises: two large reception rooms, downstairs shower room and kitchen/diner on the ground floor. Upstairs offers four spacious double bedrooms and a family bathroom. Outside enjoys the benefit of off road, driveway parking for several vehicles, front garden and courtyard to the rear. The detached coach house offers versatility for a garage, workshop and first floor studio or conversion into living accommodation, subject to any planning permission needed.

Llanmaes offers an attractive blend of old and new with local facilities including the parish church and the Blacksmiths Arms. More comprehensive local facilities are available in Llantwit Major, just a few minutes drive away and even walking distance for the more enthusiastic. Facilities in Llantwit Major include a wide range of shops both national and local, schooling of excellent reputation for all ages, a wide range of sporting and recreational facilities and including Llantwit Major Beach which is on the heritage coastline and just a mile to the south of the town. Usefully Llantwit Major has a railway station which connects Bridgend to Cardiff. The popular market town of Cowbridge is within easy driving distance. Easy access to the main road network brings major centres including the capital city of Cardiff within comfortable commuting distance.

- Attractive Semi-Detached Cottage
- Detached Coach House
- Two Large Reception Rooms
- Courtyard Garden To Rear
- Popular Village Location
- Deceptively Spacious
- Four Double Bedrooms
- Garden Fronting onto The Pretty Village Green
- Off Road, Driveway Parking
- EPC Rating: D

Accommodation

Ground Floor

Entrance 16'5" x 3'8" (5.00m x 1.12m)

The property is entered from the rear courtyard via a solid front door with glazed vision panels into rear hall with two windows to rear. Fitted carpet. Radiator. Pendant ceiling light. Opening into living room.

Living Room 17'10" x 19'6" (5.44m x 5.94m)

Large window overlooking front garden. Open fireplace. Concrete floor. Radiator. Pendant ceiling light. Opening through to inner hall.

Inner Hall 11'11" x 5'8" (3.63m x 1.73m)

Stairs to first floor. Unique circular stained-glass feature window into living room. Unfinished floor. Pendant ceiling light. Opening through to shower room and family room.

Shower Room 7'2" x 5'1" (2.18m x 1.55m)

Walk-in, fully tiled wet room-style shower with wall-mounted, mains-connected shower and glazed screen. Low-level dual-flush WC. Wall-mounted wash hand basin with mixer tap. Slate-tiled floor. Fully tiled walls. Wall-mounted vertical radiator. Ceiling spotlights. Extractor fan.

Family Room 23'0" x 14'7" (7.01m x 4.45m)

Large bay window overlooking the front garden. Further large window to front. Central feature fireplace containing freestanding Clearview Vision wood-burning stove set on slate hearth with exposed brick surround and oak mantel inlay over. Unfinished floor. Exposed stone wall. Pendant ceiling light. Opening through to kitchen/diner.

Kitchen / Diner 12'1" x 16'1" (3.68m x 4.90m)

Fitted kitchen with features to include: range of wall and base units with part-granite, part-wood worksurfaces with matching upstands. Inset double Belfast sink with swan

neck mixer tap and separate retractable hose. Freestanding gas fired Aga with three hotplates and four ovens, with attractive oak mantel over. French doors opening onto rear courtyard. Further window to rear courtyard. Two Velux ceiling windows. Slate floor tiles. Pendant ceiling light. Opening into utility space with two dual aspect windows into rear courtyard. Plumbing for washing machine. Wall-mounted Worcester gas-combination boiler (newly installed). Continuation of flooring from kitchen. Ceiling spotlights.

First Floor

Landing 12'1" x 7'1" (3.68m x 2.16m)

Half-turn stairs from ground floor onto first floor landing with large window overlooking the rear. Two loft access hatches. Exposed wood floorboards. Pendant ceiling lights. Doors to all first-floor rooms.

Bedroom One 13'7" x 11'3" (4.14m x 3.43m)

Two large windows overlooking the rear. Recessed wardrobe space. Exposed wood floorboards. Two radiators. Wall lights.

Bedroom Two 16'4" x 11'11" (4.98m x 3.63m)

Large window overlooking the front. Exposed wood floorboards. Radiator. Wall lights.

Bedroom Three 12'1" x 11'5" (3.68m x 3.48m)

Large window overlooking the front. Exposed brick fireplace with slate hearth. Exposed wood floorboards. Pendant ceiling light

Bedroom Four 12'0" x 14'8" (3.66m x 4.47m)

Large window overlooking front. Exposed wood floorboards. Pendant ceiling light.

Bathroom 16'8" x 7'11" (5.08m x 2.41m)

Solid wood suite (unfitted) with features to include:

freestanding roll-top bath with floor-standing curved mixer tap and shower hose. Vanity unit containing countertop with inset sink and storage underneath. Further freestanding bathroom cabinet. Two obscured glazed windows to rear with attractive stone deep sills. Engineered wood floorboards. Vertical towel warmer (needs connecting and fitting). Pendant ceiling light.

Outside

The property is entered from the front onto a concrete-laid driveway offering off-road parking for several vehicles leading to the detached Coach House. A few steps lead down into a lawned front garden made enclosed by dry stone wall boundary to the village green at the front. A paved path leads to the rear of the property into a pretty courtyard garden made enclosed by a dry stone wall boundary to rear with raised planted borders.

Coach House

Double doors into garage, with vehicle inspection pit and stairs to first floor. Separate workshop to side. Ideal for conversion, subject to planning Permission.

Services

All main services are connected to the property. Gas central heating via combination boiler housed to utility space in the kitchen. Please note: the property needs some further refurbishment.

Loft Room

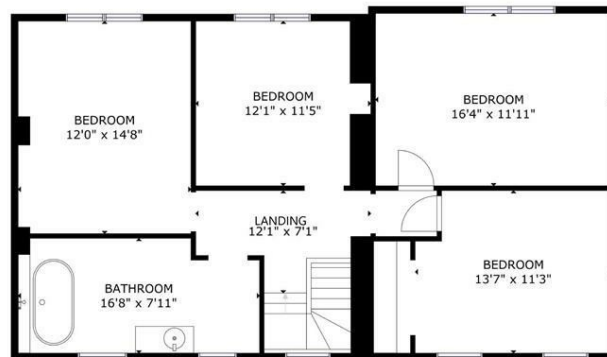
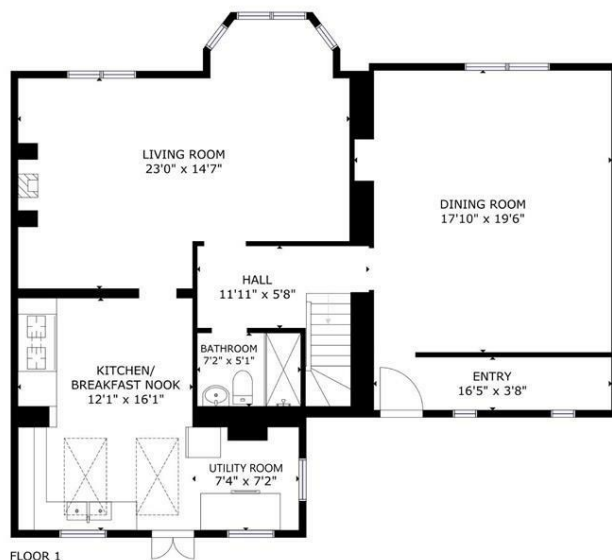
Boarded with a Velux roof window. Light & power. Plans have previously been drawn up to convert.











GROSS INTERNAL AREA
FLOOR 1: 1144 sq.ft, FLOOR 2: 953 sq.ft
TOTAL: 2097 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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