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1 Sunnyside Cottages Beggars Pound, St. Athan  
£425,000



# 1 Sunnyside Cottages Beggars Pound

St. Athan, Barry

An excellent opportunity to acquire a spacious extended (2021) 'show home standard' semi detached period cottage, located in a quite location of St Athan Village, Vale of Glamorgan. The property is within walking distance of local shops and amenities and within easy reach of the towns of Llantwit Major and Cowbridge, the M4 and the heritage Coastline and beaches. This stunning property briefly comprises; entrance porch, Howdens kitchen/diner, sitting room with 5 KW dual fuel log burner installed in 2020, rear hallway and cloakroom/WC to the ground floor. To the first floor there are two double bedrooms, shower room and en-suite bathroom to the master bedroom. Outside there is a driveway providing ample off road parking, and mature south facing garden with summerhouse. 1 Sunnyside cottages enjoys UPVC windows, oak glazed doors, attic is insulated and boarded in March 2019, and a new Worcester combination boiler replaced in September 2025. Viewings are highly recommended to full appreciate the presentation throughout, spacious living accommodation, period character and quiet village location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- SEMI DETACHED HOME.
- 2 DOUBLE BEDROOMS.





# 1 Sunnyside Cottages Beggars Pound

St. Athan, Barry

- SEMI DETACHED HOME.
- 2 DOUBLE BEDROOMS.
- 2 BATHROOMS.
- CLOAKROOM/WC.
- EPC D60. GCH COMBI. UPVC.
- SUPERB PRESENTATION THROUGHOUT.
- DRIVEWAY. MATURE GARDEN.
- QUIET VILLAGE LOCATION.





## GROUND FLOOR

### Entrance Porch

Composite front entrance door. Radiator. Wood effect flooring. Glazed door to kitchen/diner. UPVC window to side. The washing machine and tumbler dryer are housed in a cupboard in the front porch which matches the kitchen cupboards.

### Kitchen/Diner

18' 7" x 13' 10" (5.66m x 4.22m)

Fully fitted Howdens kitchen comprising base units with drawers and work surfaces over, with corner larder, built in dishwasher. UPVC French doors to rear. UPVC window to side. Glazed oak door to sitting room. Vertical radiators. Wood effect flooring. Space for dining room table and chairs. One and a half bowl ceramic sink with mixer tap. Electric oven and Lamona induction hob with extractor. Down lighting. Wood effect flooring.

### Sitting Room

11' 8" x 20' 1" (3.56m x 6.12m)

Stairs to first floor. Radiators. UPVC window to rear. Clear view log burner. Glazed door to rear hallway.

### Rear Hallway

Composite stable door to rear. Radiator. Door to cloakroom/WC.

### Cloakroom/WC

4' 8" x 4' 11" (1.42m x 1.50m)

Radiator. Pedestal wash hand basin with mixer tap. Low level WC. UPVC opaque window to rear. Partially tiled walls. Ceramic floor tiles.





## FIRST FLOOR

### Landings

Split stairs leading to landing areas, with doors to bedroom 1, shower room and bedroom 2.

### Bedroom 1

13' 8" x 10' 10" (4.17m x 3.30m)

UPVC window to rear and side. Radiator. Built in wardrobe. Door to en-suite bathroom.

### En-suite Bathroom

5' 5" x 10' 3" (1.65m x 3.12m)

Velux to front. Panelled bath with mixer shower over and mixer taps. Down lighting. Low level WC. Heated towel rail radiator. ceramic wash hand basin with mixer tap, storage unit and marble top. Shelving.

### Bedroom 2

12' 3" x 12' 4" (3.73m x 3.76m)

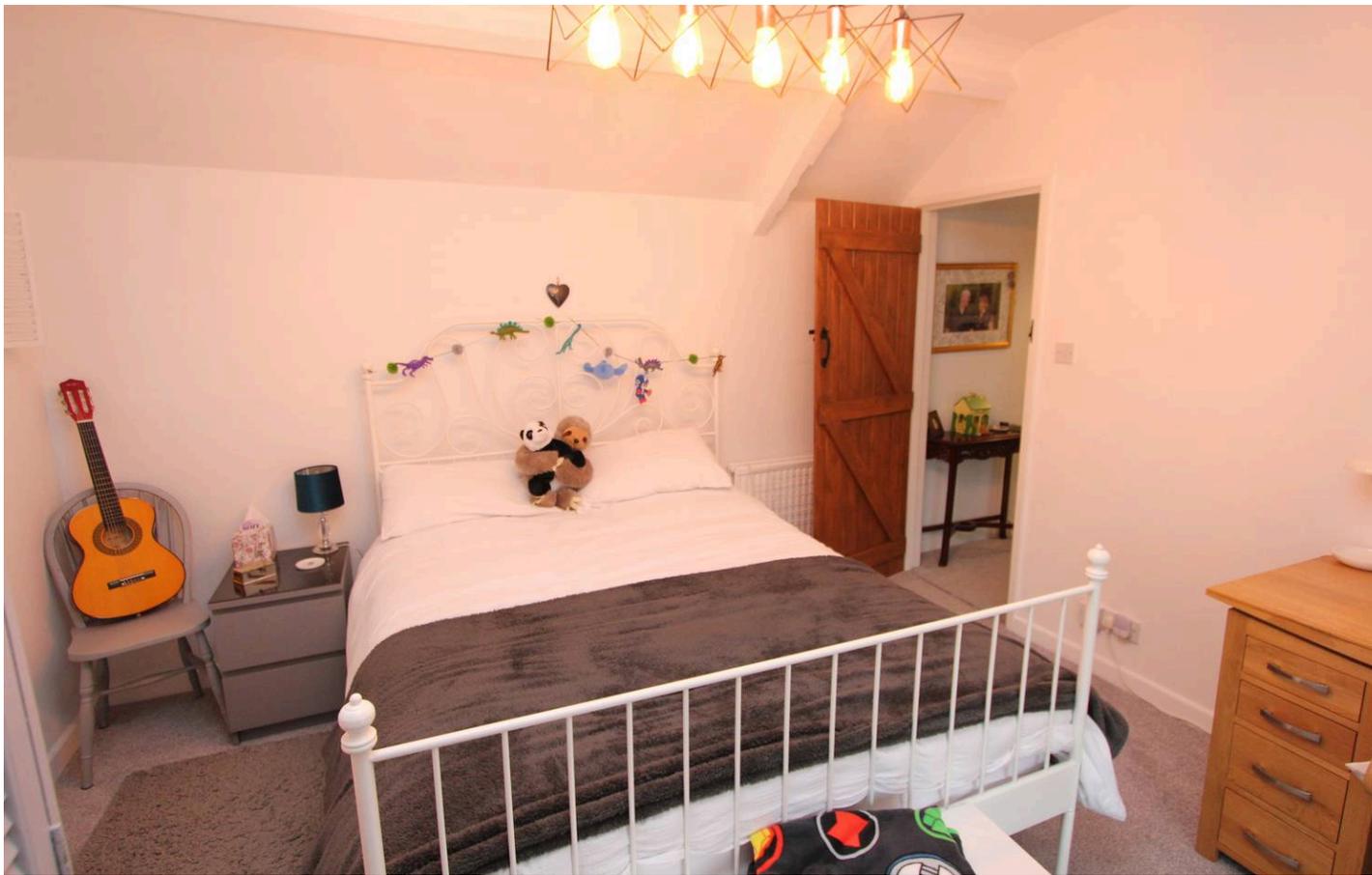
UPVC window to rear. Radiator. Built in wardrobe.

### Shower Room

8' 1" x 8' 6" (2.46m x 2.59m)

Low level WC. Vertical radiator. Shower enclosure with mixer shower. pedestal wash hand basin. Vinyl floor covering. UPVC window to rear. Airing cupboard with wall mounted Worcester combination boiler providing the central heating and hot water.





## GARDEN

Garden - Apple trees, cherry and ornamental cherry trees. Raspberry canes. Various shrubs to borders. Waterproof stone log store. Dutch barn with mezzanine for extra storage. Black composite decking laid in 2022. Fencing between neighbours replaced in 2024 by owner of 1 Sunnyside Cottages. Tarmacadamed drive with space for 3 cars. Drive tarmacadamed in 2021.

## DRIVEWAY

3 Parking Spaces

Driveway providing off road parking for approximately three cars









## Chris Davies Estate Agents

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