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Fairfield Cowbridge Road, Llantwit Major  
offers over £575,000

 peter  
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# About the property

Step into a piece of history with this magnificent residence, nestled in the desirable town of Llantwit Major. Lovingly maintained and thoughtfully extended creating spacious and versatile accommodation, this circa 1900s home offers an exceptional living experience, blending timeless character with modern comforts. As you enter the welcoming hallway, you'll feel the warmth and grandeur of this special property. Imagine cozy evenings spent, warmed by a crackling log burner. The ground floor unfolds to reveal an inviting sitting room, a second reception room offering versatility for those working from home, a practical utility room, a convenient WC, a formal dining room perfect for family gatherings, and a delightful breakfast room/conservatory that bathes in natural light. The well appointed kitchen is complete with a handy pantry. To the first floor, four bedrooms offer ample space for the whole family. The master suite boasts its own en-suite shower room and dressing area, providing a private retreat for relaxation. The second floor offers a large, bright attic room to be utilised as studio / study / storage space. To the rear of the property is a beautiful mature private garden with a covered hot tub, paved seating areas and a timber workshop with access to the driveway for several vehicles to the side of the house. This superb home benefits from the efficiency of a an air source heat pump, complemented by solar panels offering both comfort and sustainability.

# Accommodation

## Location

Located in the charming town of Llantwit Major steeped in history and character. From ancient Iron Age hill forts and Tudor architecture to a Roman villa and a medieval grange, the town is rich in heritage. Llantwit Major offers an excellent range of amenities, including both Welsh and English primary schools, a highly regarded secondary school, and a variety of shops- two supermarkets, five renowned pubs, friendly cafés, and established restaurants. The town also boasts a health centre, leisure centre, rugby and football clubs. Nestled along the stunning Glamorgan Heritage Coast, Llantwit Major offers the best of both worlds coastal living with excellent transport links. The nearby railway station provides regular services to Cardiff and Bridgend, while the M4 and Cardiff are easily accessible by car. Cardiff Airport is just five miles away.

## Entrance Hall

Victorian style tiled flooring, glazed stained glass front door, stairs to first floor, radiator, window to rear, doors to living room and inner hall.

## Inner Hall

Cupboard for coats and shoes and shelving alongside, quarry tiled floor, vertical radiator, access to dining room and conservatory.







## Living Room

22' 3" x 10' ( 6.78m x 3.05m )  
Fireplace with log burner and quarry tiled hearth, bay UPVC window to front, UPVC window to rear, door to study/sitting room, two radiators, original pine floor boards.

## Study/Sitting Room

13' 2" x 10' 10" ( 4.01m x 3.30m )  
UPVC window to side garden, radiator, stone tiled flooring. Door to utility.

## Utility/Drying Room

9' 2" x 8' ( 2.79m x 2.44m )  
Units to base and wall, space and plumbing for appliances, stainless steel sink and drainer, tiled splash backs, stone tiled flooring, radiator, door to cloakroom, door to veranda, controls for solar panels, tank for air source heat pump.

## Cloakroom

Continuation of stone tiled flooring, extractor fan, obscured UPVC window to side, push button WC, vanity wash hand basin unit.



## Kitchen

16' x 8' 11" max into conservatory ( 4.88m x 2.72m max into conservatory )  
Velux windows to ceiling, UPVC double glazed window overlooking rear garden, units with solid wood doors to base and wall height, composite quartz worktops inset with double sink and drainers, induction hob with extractor hood over, built in microwave, double oven and warming tray, integrated fridge/freezer and dishwasher, tiled splashbacks, quarry tiled floor, vertical radiator, door to pantry, opening to conservatory. Boiling water tap, waste disposer.

## Pantry

Electricity for appliances, window to front, quarry tiled flooring.

## Conservatory

16' x 8' 11" max into kitchen ( 4.88m x 2.72m max into kitchen )  
UPVC glazed roof, partial sun blinds, windows overlooking the rear garden, door leading to rear garden and veranda. Quarry tiled floor with underfloor heating, opening to inner hall and dining room.



## Dining Room

16' 10" x 10' 5" ( 5.13m x 3.17m )  
Fireplace with quarry tiled hearth, UPVC bay window to front, oak flooring, radiator.

## First Floor Landing

UPVC window to rear, radiator, carpeted, door to three bedrooms, stairs to loft room. UPVC window to front.

## Inner Landing

Carpeted, radiator, UPVC window to rear, door to bathroom and main bedroom.

## Bedroom One

12' 6" x 11' 3" ( 3.81m x 3.43m )  
Large double bedroom with feature UPVC window overlooking the rear garden, pine floorboards, UPVC window to side, high ceiling, sliding door to ensuite, loft space housing air source heat pump, two radiators.

## Ensuite/Dressing Area

Japanese style electric WC, wash hand basin with cupboards below, walk in shower with tiled surround, vinyl flooring.



Dressing area: walk in wardrobe, UPVC window to front, radiator, carpeted.

### Family Bathroom

Double ended bath with hand held shower attachment and glazed screen, tiled surround, bidet, WC, radiator, wash hand basin. Vinyl flooring.

### Bedroom Two

10' 11" x 10' 8" ( 3.33m x 3.25m )  
A further double bedroom with UPVC window to front, radiator, carpeted.

### Bedroom Three

8' 8" x 8' 2" ( 2.64m x 2.49m )  
A single bedroom with UPVC window to rear, radiator, pine floor boards.

### Bedroom Four

10' 7" x 8' 10" ( 3.23m x 2.69m )  
A single bedroom with UPVC window to front, radiator, carpeted. Storage cupboard, currently used as a study.



### Attic Room

26' 5" x 6' 2" ( 8.05m x 1.88m )  
Velux windows to rear, carpeted, used as an art studio. Radiator.

### Outside

Front Garden: wood store, bike shed, air source heat pump, access to front of house, gravel resin flooring, gate to driveway for maximum 4 cars.

Rear Garden: Greenhouse with power, fruit patch and herb garden, hot tub with wooden loggia, various seating areas, gate to the front, veranda - glazed cover from conservatory to utility, exterior water tap.

Outbuilding: Timber shed with electric and power, insulated, used as a workshop. Garden storage shed with lighting next door.



### Additional Information

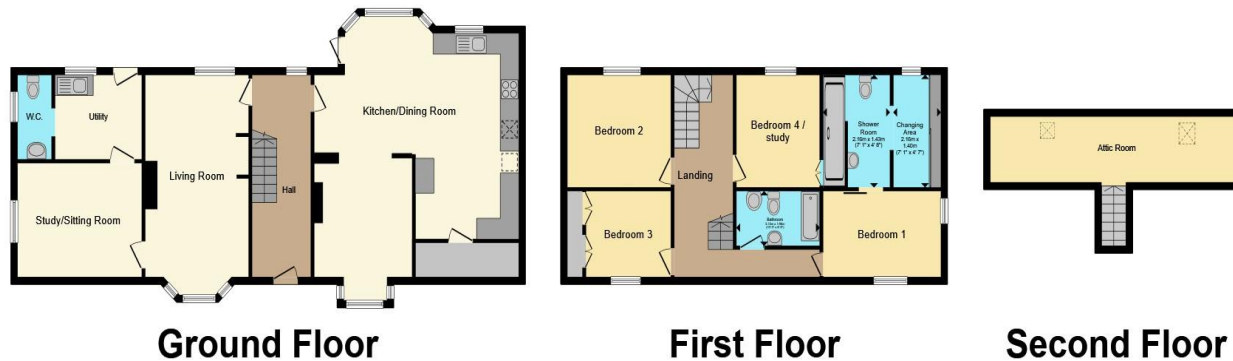
The Air Source Heat pump was commissioned in September 2021 and from that date the vendors have received a grant under the 'Domestic RHI' scheme. This pays currently £505 per quarter for the remaining 3 years of the grant. This grant is transferable to any new owner of Fairfield. The grant is adjusted each year. The solar panels generate in daylight c2.5 KWH during the summer but also generate during the winter although at a lower level depending on the weather.





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Total floor area 191.5 m<sup>2</sup> (2,061 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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