



12 Church Street, Llantwit Major, CF61 1SB
£239,950

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This charming period cottage, of which it's origins are largely unknown, however it is clear has been standing pre 1900, is located in the heart of the desirable West End 'village' location of Llantwit Major, with easy walk to local shops and amenities and within easy access of the Heritage Coastline.

Briefly the property comprises; entrance hall, sitting/dining room, reception room (which has a history of being used as a watch and jewellery shop) and a kitchen to the ground floor. To the first floor are two double bedrooms, third bedroom and a bathroom.

Accommodation

Ground Floor

Entrance Hall

Opaque glazed front entrance door. Radiator. Slate floor tiles. Opaque glazed door to sitting/dining room.

Sitting/Dining Room 22'3" x 15'7" (6.78m x 4.75m)

Double glazed window to front. Radiator. Open fireplace (log burner for decorative purposes only). Doors to kitchen and reception room two. Under stairs cupboard. Working fireplace with oven etc. Victorian fireplace surround with tiled hearth. Radiator. Stairs to first floor.

Reception Room Two 10'9" x 11'5" max (3.28m x 3.48m max)

Double glazed windows to front and side. Radiator.

Kitchen 11'11" x 7'9" max (3.63m x 2.36m max)

UPVC window to rear. Fully fitted replacement kitchen (2013) comprising base units with work surfaces over. Inset ceramic Belfast sink with mixer tap. Inset gas hob and oven. Partially tiled walls. Wall mounted combination boiler (serviced yearly by British Gas). Additional storage area. Access to roof space.

First Floor

Landing

Communicating doors bedroom bathroom. Radiator. Walk-in wardrobe.

Bedroom One 12'4" x 10'1" (3.76m x 3.07m)

Double glazed window to front. Radiator. Wood effect flooring.

Bedroom Two 13'5" x 11'4" (4.09m x 3.45m)

Double glazed windows to front and side. Radiator.

Bedroom Three 7'7" x 5'7" (2.31m x 1.70m)

UPVC window to rear. Radiator. Wood effect flooring.

Bathroom

Panelled jacuzzi bath with mixer shower over. Low level WC. Pedestal wash hand basin. Ceramic wall tiles. Vinyl floor covering. Vertical radiator.

Outside

Rear Garden 14'0" x 10'0" max (4.27m x 3.05m max)

Low maintenance cottage garden. Right of way via neighbouring property for fire safety etc. Paved area providing space for table and chairs. Water tap.

Tenure

The property is serviced by mains gas, water, electric and sewage



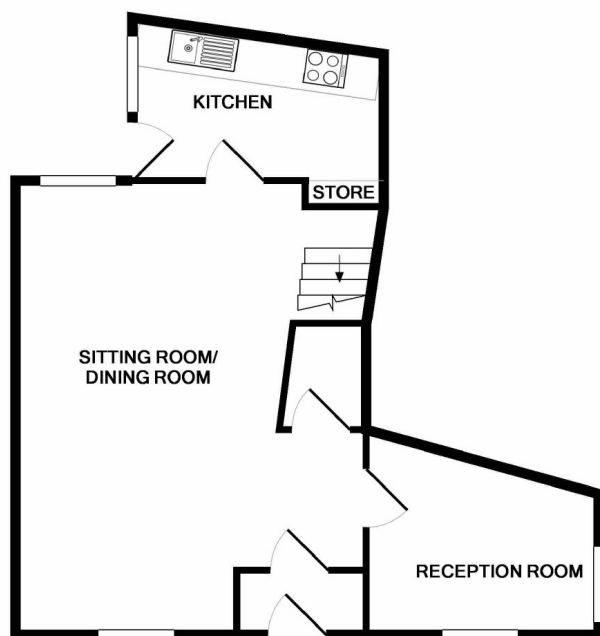
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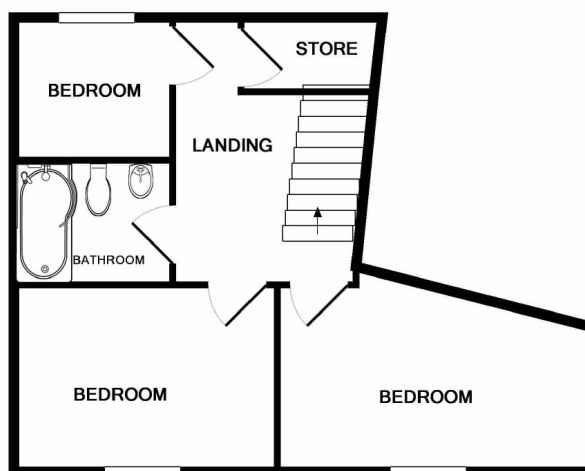
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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