

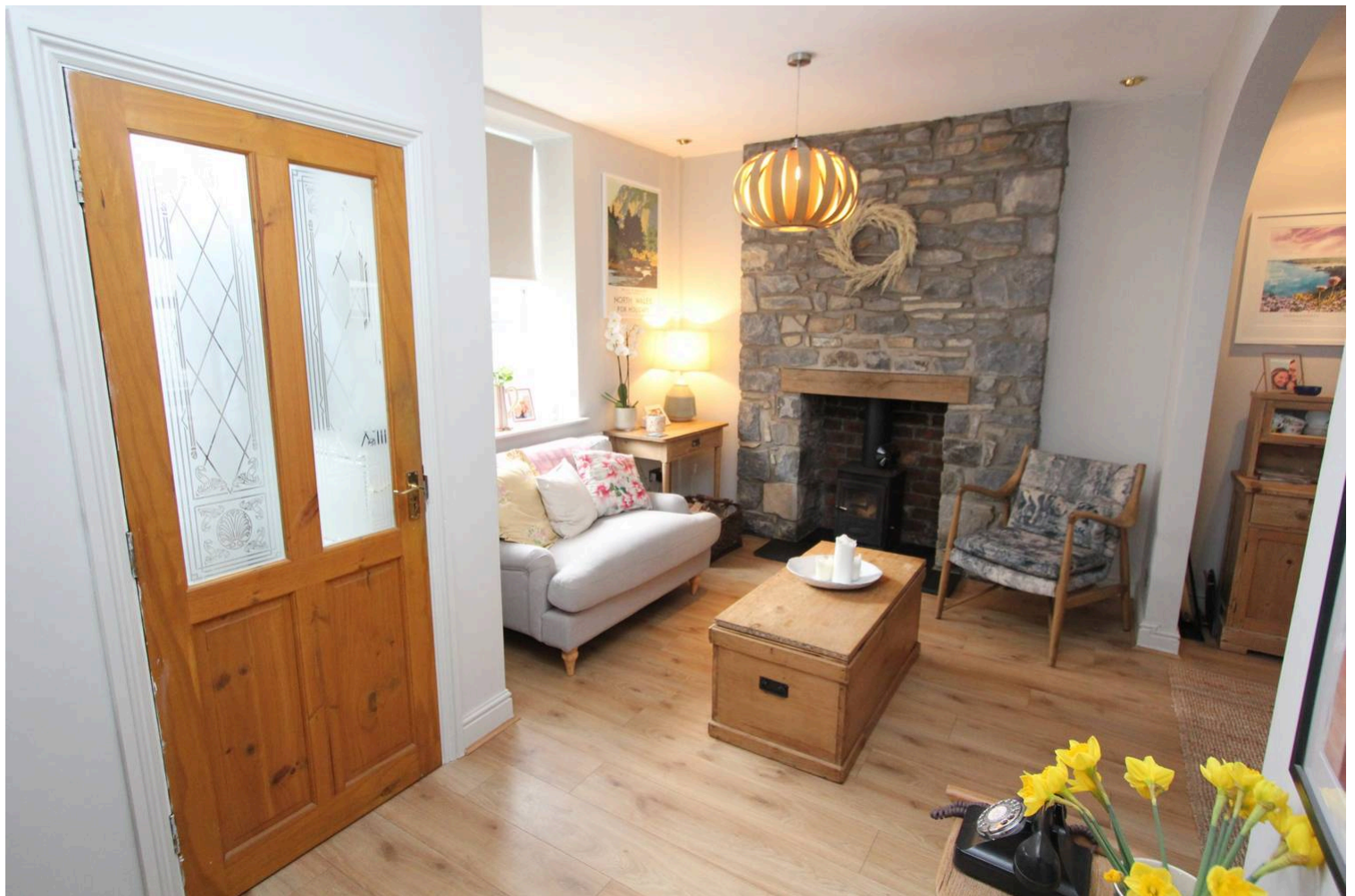


## 12 Church Street, Llantwit Major

£325,000 Freehold

PERIOD COTTAGE. • 3 BEDROOMS. • 2 RECEPTION ROOMS. • STUNNING BATHROOM. • RENOVATED THROUGHOUT. • VERY WELL PRESENTED. • WEST END 'VILLAGE' LOCATION. • EPC D67. GCH COMBI. • VIEWINGS HIGHLY RECOMMENDED.





Situated in the highly sought after West End 'village' area of Llantwit Major, this beautifully renovated period stone cottage blends character and warmth with modern comfort, all set on Church Street in one of the town's most desirable locations. The ground floor offers an inviting entrance hall, a spacious sitting and dining room complete with log burner and period fireplace, and a separate cosy snug, ideal for movie nights, reading or quiet relaxation. The well appointed kitchen completes the ground floor accommodation. Upstairs are two generous double bedrooms, a study or third bedroom, and a stylish family bathroom finished to a high standard. To the rear, a private, low maintenance cottage style garden provides a peaceful space to unwind or entertain. On street parking is available in the surrounding streets and lanes, with additional parking at the nearby Town Hall and Old School car parks. The property benefits from gas central heating via a combination boiler and retains attractive period features throughout. Perfectly positioned within walking distance of local shops, schools and amenities, and offering easy access to the Heritage Coast, beach and countryside walks. The Grade I listed St Illtyd's Church is just moments away. A charming character home in a prime coastal location. Early viewing is strongly recommended.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**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. Log burner. Doors to kitchen and reception room two. Under stairs cupboard providing space for tumble dryer. Period fireplace with oven. Radiator. Stairs to first floor. Wood effect flooring.

**Kitchen.**

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

UPVC window to rear. Fully fitted kitchen comprising eye level units, base units with work surfaces over. Inset sink with mixer tap. Inset induction hob and eye level oven and microwave. Partially tiled walls. Access to roof space. Integrated washing machine. Plinth heater. Slim line dishwasher. Integrated fridge/freezer. Wood effect flooring. Shelving/pantry area.

**Reception Room Two.**

10' 9" x 11' 5" (3.28m x 3.48m)

Double glazed windows to front and side. Radiator. Wood effect flooring.



rooms and bathroom.



**blackbear**



## FIRST FLOOR.

### Landing.

Doors to bedrooms and bathroom.

### Bedroom One.

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

Double glazed window to front. Radiator. Stripped and renovated/treated floorboards.

### Bedroom Two.

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

Double glazed windows to front and side. Period style radiator.

### Bedroom Three/Study.

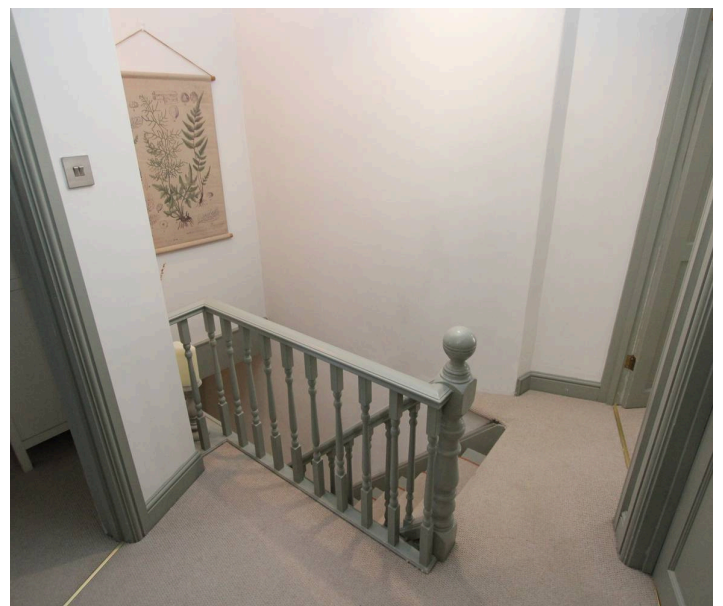
12' 9" x 5' 7" (3.89m x 1.70m)

UPVC window to rear. Radiator. Airing cupboard containing the wall mounted Baxi combination boiler which provides the central heating and hot water.

### Bathroom.

7' 7" x 5' 8" (2.31m x 1.73m)

Low level WC. Pedestal wash hand basin. Period style radiator and heated towel rail. Roll top bath with mixer shower over and mixer shower attachment. partially tiled walls. Under floor electric heating.





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