



Ty Carreg Colhugh Street, Llantwit Major

£449,950 Freehold

4 BEDROOMS. 2 RECPS. • SOUGHT AFTER LOCATION. • LOG BURNER. PARKING. • 17TH CENTURY COTTAGE. • GCH. UTILITY ROOM. • PERIOD FEATURES. EPC D60. • 2025 KITCHEN/DINER.





Ty Carreg 'Rock House' Llantwit Major dates back to the late 17th century and includes period features such as a bake oven. It was once an inn (Oddfellows Inn) and prior to this a school. This period cottage is located in one of the most sought after locations in the Vale of Glamorgan, within walking distance of the Heritage Coastline and superb beaches. Such a spacious period property is rarely available, Ty Carreg comprises entrance hallway, sitting room, reception room 2, 2025 kitchen/diner, utility and rear porch to the ground floor. To the first floor there are FOUR BEDROOMS and family bathroom with separate shower enclosure. Outside there are low maintenance courtyard gardens and a parking space to the front. The property enjoys gas central heating with a Worcester boiler, LOG BURNER, and period features such as the fireplaces and bake oven. Colhugh street ('Beach Road') is a sought after mature location in Llantwit Major, within easy reach of local shops, schools, pubs, amenities and Sea View Park. Viewings are highly recommended to fully appreciate the feeling of space and central position. A unique opportunity to acquire a large period cottage with lots of curb appeal. Would also make an ideal holiday cottage or Airbnb. LLantwit Major has train and bus stations

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR

Entrance Hallway

Glazed front entrance door. Stairs to first floor. Under stairs cupboard. Doors to sitting room, reception room 2 and kitchen /diner. Radiator. Ceramic floor tiles.

Sitting Room

13' 11" x 15' 2" (4.24m x 4.62m)

Window to front. Radiator. Fireplace with clear view log burner and tiled hearth. Wood flooring. Door to kitchen/diner.

Reception Room 2

14' 6" x 13' 1" (4.42m x 3.99m)

Window to front. Radiator. Open fire. Wall lights.

Kitchen/Diner

10' 0" x 20' 0" (3.05m x 6.10m)

Window to side. Superb fully fitted 2025 replacement kitchen comprising eye level units, base units with drawers and work surfaces over. Inset sink with mixer tap. Ceramic floor tiles. Partially tiled walls. Radiator. Free standing gas cooker. Door to utility room.

Utility Room

10' 0" x 7' 0" (3.05m x 2.13m)

Door to rear porch. Double glazed window to rear. Fitted with work surface over and two bowl stainless steel sink with mixer tap. Partially tiled walls. Wall mounted gas boiler providing the central heating. Ceramic floor tiles.



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Rear Porch

Door to rear garden.

FIRST FLOOR

Landing

Doors to bedrooms and family bathroom. Loft access.

Bedroom 1

Dimensions: 13' 11" x 13' 6" inc wardrobe (4.24m x 4.11m).
Window to front. Radiator. Built in wardrobe.

Bedroom 2

15' 1" x 10' 6" (4.60m x 3.20m)
Window to side. Radiator. Solid wood floor boards.

Bedroom 3

Dimensions: 14' 1" x 6' 11" (4.29m x 2.11m). Window to front.
Radiator. Built in wardrobe.

Bedroom 4

10' 10" x 11' 4" (3.30m x 3.45m)
Window to front. Radiator.

Family Bathroom

Dimensions: 7' 0" x 12' 10" (2.13m x 3.91m). Opaque glazed windows to sides. Low level WC. Panelled bath with telephone style shower and taps. Radiator. Pedestal wash hand basin. Radiator. Shower enclosure with electric mixer shower. Vinyl floor covering. Airing cupboard with hot water tank. Partially tiled walls.



Low maintenance enclosed garden area. Parking for one car.





