



Ty Ardwyn Methodist Lane, Llantwit Major

£469,950 Freehold

DETACHED PERIOD COTTAGE. • CIRCA 1898. EPC TBC. • 3 BEDROOMS. • DRIVEWAY FOR 2 CARS. • WEST END LOCATION. • VERY WELL PRESENTED. • EN-SUITE. CLOAKROOM/WC. • RARELY AVAILABLE. • COTTAGE GARDEN WITH SHEDS.



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A very rare opportunity with this detached period cottage (Circa 1898) renovated to a very high standard throughout by the current owners. Located in the heart of the highly sought after old West End of Llantwit Major, Vale of Glamorgan, within walking distance of local shops, schools, amenities and the Heritage Coastline and beaches. The property briefly comprises; entrance porch and hallway, cloakroom/WC, kitchen, sitting room with multi fuel burner and dining room to the ground floor. To the first floor there are three well proportioned bedrooms, family bathroom and en-suite shower room to the master bedroom. Outside there is a driveway for two cars, and to the rear a lovely private cottage style garden with sheds. Ty Ardwyn enjoys gas central heating with a combination boiler, UPVC windows, log burners, 5 burner gas cooker, and solid work tops to the kitchen units. Viewings are highly recommended to fully appreciate the location, presentation and period character throughout.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





GROUND FLOOR

Entrance Porch

Front entrance door. Glazed door to entrance hallway.
Flagstone flooring.

Entrance Hallway

Stairs first floor. Doors to kitchen, sitting room, dining room
and cloakroom/WC. Original quarry tile flooring.

Cloakroom/WC

Low level WC. Wash hand basin. Radiator.

Sitting Room

8' 1" x 16' 2" (2.46m x 4.93m)

UPVC window to front. UPVC French doors to rear. Radiator.
Multi fuel burner with flagstone hearth.

Kitchen

10' 3" x 9' 5" (3.12m x 2.87m)

UPVC window to front. Fully fitted kitchen comprising eye
level units base units with solid wood work surfaces over.
Inset ceramic sink with mixer tap. 5 burner free standing
gas cooker with dual fuel ovens (x2), with extractor hood.
Original parquet flooring. Wall mounted Ideal combination
boiler providing the central heating and hot water. partially
tiled walls. Radiator.



1 (3.56m x 3.56m)

UPVC French doors to rear and side. UPVC French doors to rear.
Radiators.



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Dining Room

11' 8" x 11' 8" (3.56m x 3.56m)

UPVC windows to rear and side. UPVC French doors to rear. Quarry tiles. Radiators.

FIRST FLOOR

Landing

Doors to bedrooms and family bathroom. Linen cupboard. UPVC window to front.

Family Bathroom

7' 11" x 9' 9" (2.41m x 2.97m)

UPVC window to front. Panelled bath. Low level WC. Partially tiled walls. Wood effect flooring. Ceramic wash hand basin with mixer tap. Vertical radiator with heated towel rail.

Bedroom 1

11' 10" x 8' 11" (3.61m x 2.72m)

UPVC windows to rear. Radiator. Wood effect flooring. door to en-suite.

En-Suite

Low level WC. Ceramic wash hand basin with mixer tap. Shower enclosure with mixer shower. Ceramic wall tiles.

Bedroom 2

11' 7" x 8' 1" (3.53m x 2.46m)

UPVC window to side. Radiator. Wood floor boards. Fireplace with log burner.

Br

8'

Ul

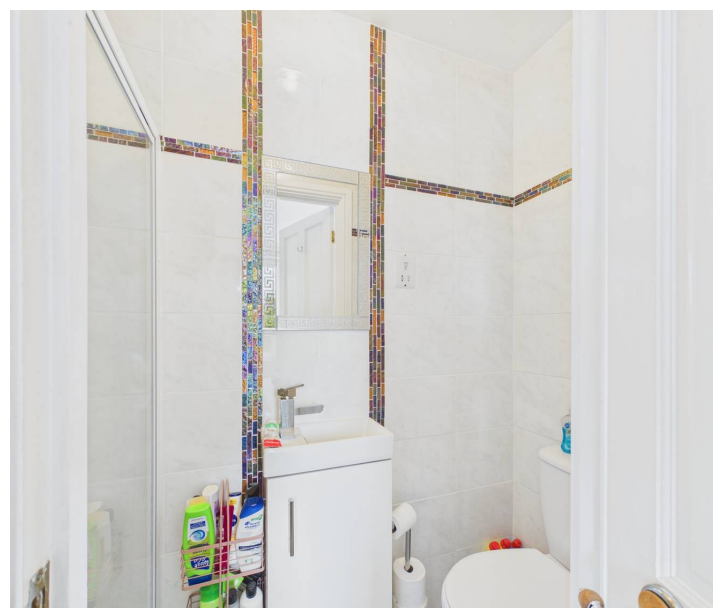


(2.69m x 2.39m)

to rear. Radiator. Wood floor boards.



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WC
1.24 x 0.83 m
4'0" x 2'8"

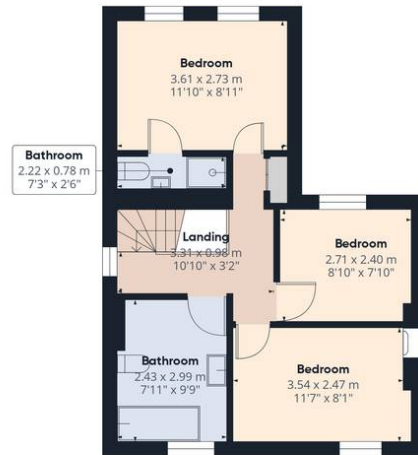
Entry
0.64 x 1.34 m
2'1" x 4'4"

Hallway
3.24 x 1.79 m
10'7" x 5'10"

Kitchen
3.13 x 2.89 m
10'3" x 9'5"

Living Room
2.47 x 4.93 m
8'1" x 16'2"

Ground Floor



Bathroom
2.22 x 0.78 m
7'3" x 2'6"

Bedroom
2.71 x 2.4
8'10" x 7'

Bathroom
2.43 x 2.99 m
7'11" x 9'9"

Bedroom
3.54 x 2.47 m
11'7" x 8'1"

First Floor

Approximate total area⁽ⁿ⁾83.7 m²901 ft²

Reduced headroom

0.3 m²

 3 ft^2

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

GARDEN

Rear garden - enclosed, private, laid to lawn, paved seating area, gate to side, sheds.



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