



Glan-Y-Mor, Bakers Lane,
Llantwit Major, Vale of Glamorgan, CF61 1SW

Watts
& Morgan



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Llantwit Major, CF61 1SW

Guide Price £350,000 Freehold

2 Bedrooms | 1 Bathroom | 2 Reception Rooms

Nestled in the heart of Llantwit Major's desirable West End, this two-bedroom cottage is brimming with charm and potential. Sit adjacent to Llantwit Major's 'Duck Pond' enjoying a peaceful position just a short walk from the beach and bustling town centre.

Extended accommodation over 1,000 sq ft to include; entrance porch, two sitting rooms, contemporary fitted kitchen, ground floor wet room and two double bedrooms to the first floor (originally three).

Enclosed, levelled lawned front and rear gardens, with coal shed.

Viewing recommended to appreciate this sizeable cottage in a superb location.

EPC Rating; E.



Directions

Cowbridge Town Centre – 5.5 miles

Cardiff City Centre – 21.8 miles

M4 Motorway – 9.0 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

About The Property

Glan-Y-Mor is steeped in character, featuring exposed beams and rustic brickwork throughout, preserving the warmth and charm of its original cottage roots. The property has been a much-loved family home and over the years, the property has undergone renovations to include a kitchen extension and contemporary fitted kitchen, yet still offering further scope.

The property is entered through the front door into a porch with quarry-style terracotta floor tiles and a carpeted staircase leads directly to the first floor.

From the porch there is access into two sitting rooms, each with original exposed stone walls. The smaller room has an open fire and the larger room has a gas fire, with back boiler. There is an understairs storage cupboard and access from this sitting room into the kitchen.

The kitchen extension is a great addition and offers a contemporary galley-style kitchen space with grey shaker-style units and quartz tops. Offering a range of appliances to include an electric hob with oven beneath and fridge/freezer; along with a walk-in pantry with power supply. There is access to the garden from here, and access into the ground floor wetroom.

To the first floor there are two double bedrooms, originally three bedrooms. The largest bedroom has a closet which contains the hot water tank.

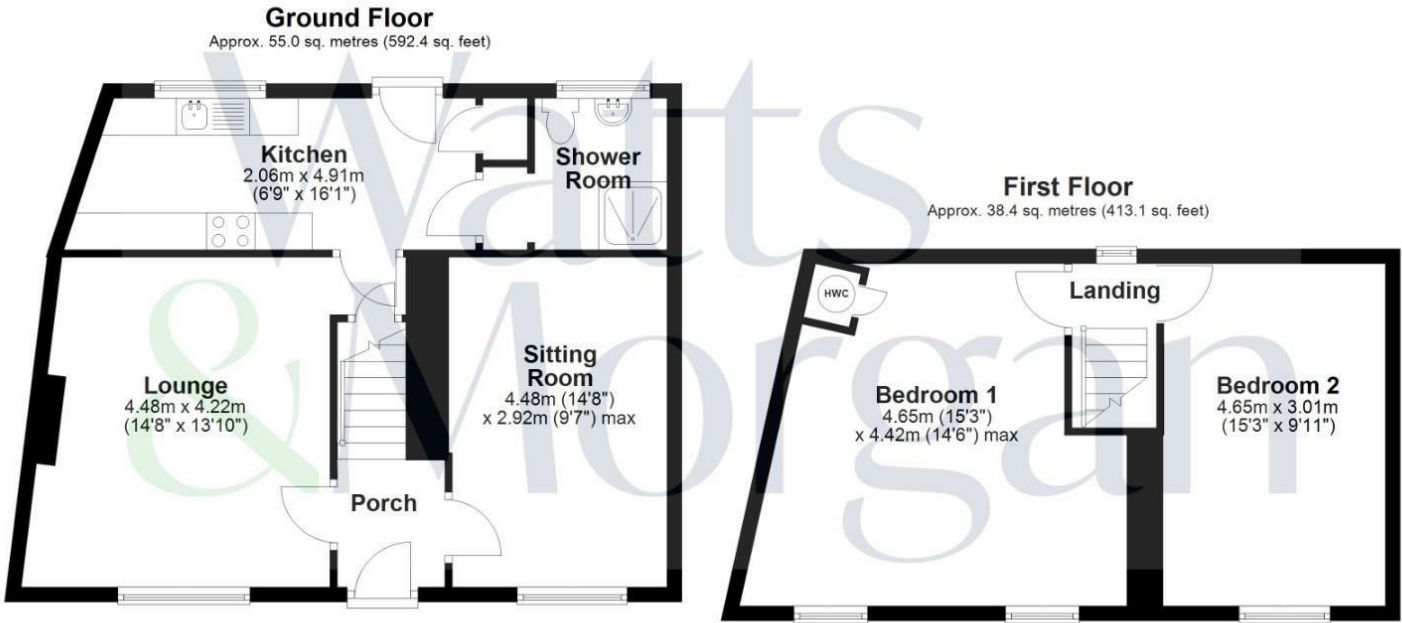


Gardens & Grounds

Glan-Y-Mor is positioned in the heart of the historic 'West End' area in Llantwit Major - adjacent to the 'Duck Pond' with glorious surroundings and mature trees. The front garden is gated and enclosed with stone wall, predominately lawned, and likewise, to the rear is a level lawned garden with coal shed. There is on-road parking available nearby.

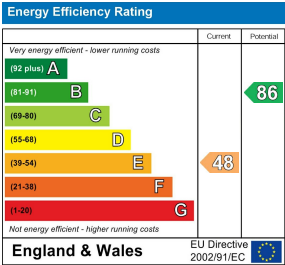
Additional Information

Freehold. All mains connected. Gas-fired central heating (back boiler). Council Tax Band C.



Total area: approx. 93.4 sq. metres (1005.5 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Scan to view property



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