



September Cottage High Street  
Llantwit Major, CF61 1SS

Watts  
& Morgan



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**£399,950 Freehold**

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Set in the heart of Llantwit Major's desirable West End, this two-bedroom cottage is brimming with charm and potential. Just a short walk from the beach, historic town centre, and local amenities, it offers the best of coastal and community living. With easy access to Cardiff, Bridgend, and the M4, this is a rare opportunity to invest in a property full of character and possibility in one of South Wales' most attractive seaside towns.



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## Directions

Llantwit Major Town Centre – 0.4 miles

Cardiff City Centre – 18.7 miles

M4 Motorway, J 35 Pencoed – 9.5 miles

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Your local office: Cowbridge

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## Summary of Accommodation

### About the Property

Nestled in the highly sought-after 'West End' of Llantwit Major, this charming two-bedroom cottage offers an exciting opportunity to create a dream coastal home. Steeped in character, the property features exposed beams and rustic brickwork throughout, preserving the warmth and charm of its original cottage roots. The generous entrance hall, with its size and natural light, provides versatile use as either a formal dining area or second sitting room. The main lounge includes a wood-burning stove and built-in storage, offering a cosy retreat. The kitchen is fitted with ample cabinetry, an integrated oven, and a microwave, with convenient access to the side garden. A downstairs WC completes the ground floor.

Upstairs, the cottage offers two comfortable double bedrooms and a family bathroom. While the property would benefit from upgrading, it presents an exceptional canvas for enhancement in one of the Vale's most desirable coastal towns.

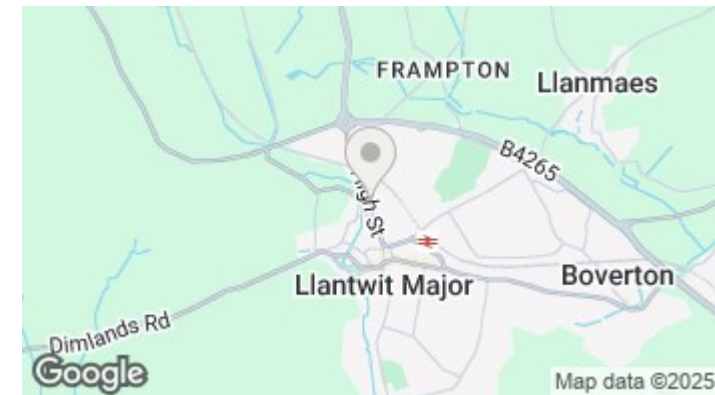


## Garden & Grounds

The cottage is set within a picturesque garden bursting with colour and seasonal blooms, ideal for anyone with a passion for gardening or simply looking for a peaceful outdoor haven. A side door from the kitchen offers easy access to the garden, perfect for al fresco dining or morning coffee in the sunshine. To the rear, a detached garage provides additional storage and could potentially be converted or repurposed, subject to any necessary consents. Off-road parking for two vehicles further enhances the practicality of the property.

## Additional Information

Freehold. All mains connected. Electric Storage Heating. Council Tax Band E.



**Ground Floor**  
Approx. 83.3 sq. metres (896.1 sq. feet)



**First Floor**  
Approx. 45.6 sq. metres (491.2 sq. feet)



Total area: approx. 128.9 sq. metres (1387.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Scan to view property

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.



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