



2, Beggars Pound
St. Athan, CF62 4PB

Watts
& Morgan



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£520,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A beautifully renovated three-bedroom stone cottage in the sought-after Vale of Glamorgan village of St Athan, complete with a two-bedroom detached annex. Offering character features throughout, spacious living areas including a stunning garden room, and charming gardens with raised beds for planting mature and fruit trees, this property provides versatile accommodation for family living or multi-generational needs. With off-road parking and no onward chain, this is a rare opportunity not to be missed.

Directions



Your local office: Cowbridge

T 01446 773500

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Summary of Accommodation

SITUATION

The village of St Athan is situated to the south western side of the Vale of Glamorgan and includes a village shop and post office, doctors surgery and chemist plus a primary school which is a feeder to Llantwit Major Comprehensive School. The nearby market town of Cowbridge and coastal town of Llantwit Major offer a comprehensive range of shops, restaurants and other amenities and are within convenient travelling distance. The Heritage Coast lies to the south west, with its beautiful cliff top walks and mixture of sandy and stony beaches.

ABOUT THE PROPERTY

This charming three-bedroom stone cottage, set in the heart of the Vale of Glamorgan village of St Athan, has been thoughtfully and extensively renovated in recent years. The property is beautifully presented throughout, blending character features with modern comforts, and further benefits from a two-bedroom detached annex.

To the front of the property is off-road parking, with entry via a traditional stable door leading into a porch and then through to the kitchen. The heart of the home, the kitchen features sage-green shaker-style cabinetry with wood-effect worktops, a range oven, integrated dishwasher, and wine cooler. Adjacent to the kitchen is a cosy sitting area with an exposed brick fireplace and log burner, also large enough to accommodate a dining table.

A spacious pantry room with a shower room/WC lies beyond the kitchen, while the main lounge offers a calm, inviting space with another striking exposed brick fireplace and log burner. From here leads into the garden room – a versatile reception space currently used as a formal dining room, filled with natural light from its surrounding windows and glazed doors.

Upstairs, three generously sized bedrooms feature character details such as exposed beams and Velux windows. A recently added family bathroom completes the first floor, beautifully appointed with a freestanding bath and separate shower.

The detached annex offers excellent versatility, comprising two bedrooms, a family bathroom, kitchen, and a separate study.

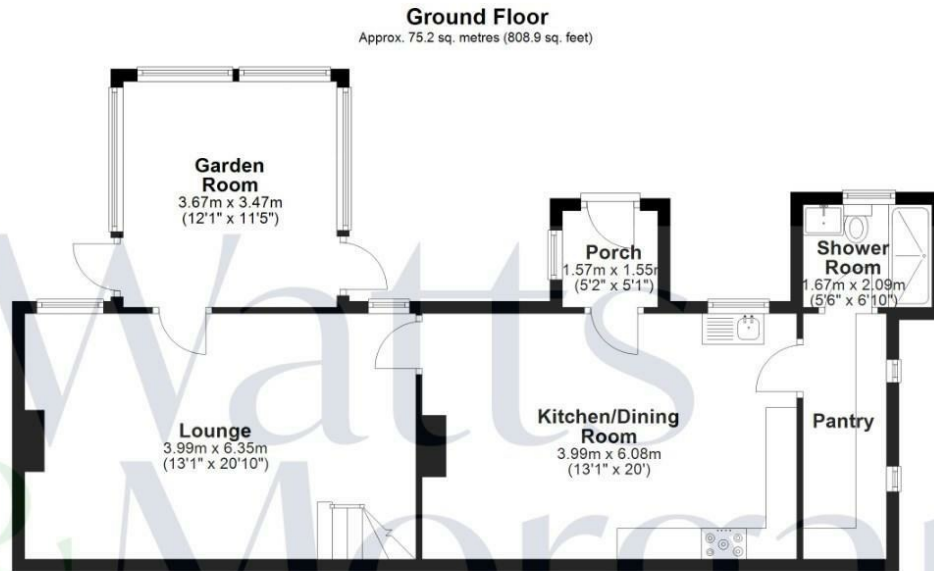
GARDENS AND GROUNDS

The cottage enjoys a delightful, well-established garden with a mix of lawned areas, mature apple trees, and raised beds currently planted with raspberries and vegetables. A large shed house remains in situ, ideal for storage. To one side of the garden, a patio area with a stone-built coal BBQ creates the perfect setting for al fresco dining and entertaining.

ADDITIONAL INFORMATION

Freehold. Oil Central Heating. Water Mains Connected. Council Tax Band F. No On Ward Chain.

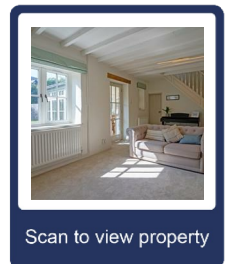




Total area: approx. 128.5 sq. metres (1383.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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