



The Cottage, 4 Flanders Road  
Llantwit Major, CF61 1RL

Watts  
& Morgan







# The Cottage, 4 Flanders Road

Llantwit Major CF61 1RL

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## Guide Price £599,950 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Rarely does a property of this scale and potential come to market in such a sought-after position within Llantwit Major. This Grade II listed cottage with four double bedrooms, two spacious reception rooms, attic room and a large rear garden, this cottage offers an outstanding opportunity for buyers looking to renovate and create a beautiful family home in one of the town's most desirable streets. Offered with no onward chain, it is an exciting prospect not to be missed.



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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

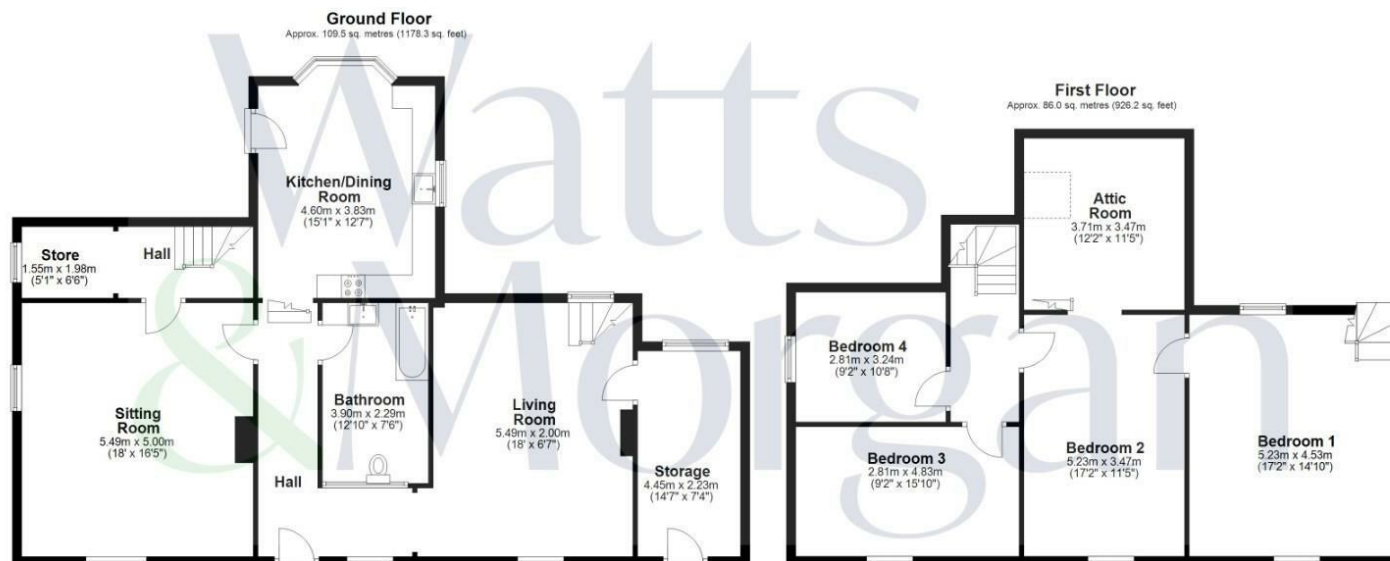
Set on the highly sought-after Flanders Road in Llantwit Major, this charming five-bedroom cottage presents a rare opportunity to acquire a home of exceptional size and potential in such a desirable location. The property, requiring renovation, offers generous proportions throughout and retains a wealth of character features, including exposed beams, open fireplaces with exposed brick surrounds, and traditional cottage proportions.

On entering the cottage, a welcoming hallway provides access to the main living spaces. To the left, a large living room with an impressive central open fireplace and exposed brickwork leads on to a useful store room with stairs to the first floor. To the right of the living room is a spacious family bathroom. Beyond this sits the kitchen and dining room, enjoying views over the rear garden and providing an ideal space for everyday family life. To the right of the entrance, a second sitting room—again featuring a central open fireplace with character brick surround—offers further living space and the benefit of a second staircase to the first floor.



Upstairs, the property provides four generously sized double bedrooms offering flexible use and an attic room. The layout of the cottage, with two staircases, enhances its unique charm while also creating opportunities for reconfiguration to suit a buyer's individual needs.





Total area: approx. 195.5 sq. metres (2104.5 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.

## Garden & Grounds

The property enjoys an attractive frontage, with ample scope for landscaping to further enhance its kerb appeal. To the rear, a substantial garden provides an exciting opportunity for transformation—whether as a large family garden, landscaped retreat, or productive outdoor space. A gravelled driveway to the front offers off-road parking for two vehicles.

## Additional Information

Freehold. Electric Heating. Mains Water. Council Tax Band G. No Onward Chain.



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



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