

Ashgrove House, High Street,
Llantwit Major, CF61 1SS

Watts
&Morgan



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Llantwit Major, CF61 1SS

Guide Price £550,000 Freehold

4 Bedrooms | 1 Bathroom | 2 Reception Rooms

A spacious four bedroom detached property to the very heart of old Llantwit Major.

Within walking distance to the High Street, train station and local amenities.

A charming stone cottage dating back to the mid-1800s.

Accommodation over three floors to include; two generous reception rooms both looking over the gardens, kitchen with utility/boot room and ground floor shower room.

Four bedrooms and a loft room with much potential.

Generous, long plot with enclosed mature gardens.

No ongoing chain. EPC Rating; 'TBC'.







Directions

Cowbridge Town Centre – 5.2 miles

Cardiff City Centre – 21.4 miles

M4 Motorway – 9.7 miles

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

The historic & coastal town of Llantwit Major is situated near the western edge of the Vale and offers a good range of shops – including two supermarkets, a 13th century Church, primary and secondary schools, a swimming pool and other leisure facilities. The 'West End' of Llantwit is, in particular, very highly sought after for its convenient proximity to both the town and to the the beach.

ABOUT THE PROPERTY

Brought to the market for the very first time, Ashgrove House dates back to the mid-1800s offering much charm throughout. Nestled in the highly sought-after ‘West End’ of Llantwit Major, this four bedroom cottage offers an exciting opportunity to purchase a sizeable family home within this popular coastal town, which is just a short stroll to amenities, shops and restaurants.

From its front entrance, a porch provides space for cloaks and shoes and a secondary door leads through into the welcoming hallway with a carpeted staircase leading to the first floor. There are two useful storage cupboards - one houses the recently fitted ‘Worcester’ gas combi boiler. There is also access provided out to the rear garden.

On offer are two similar sized reception rooms both enjoying views out over the gardens, each have their own original chimney with open fire (currently not used). Leading off from the lounge is the traditional kitchen fitted with a range of shaker-style units. There is space for a freestanding gas cooker along with space for a tall fridge/freezer and breakfast table and chairs. A timber door opens through into a utility/boot room with access out onto the rear garden and offers plumbing for utilities.

Located just off from the kitchen is the ground floor shower room fitted with a 3-piece white suite with fully tiled walls and flooring.

To the first floor, there are four bedrooms; two of the rooms are generous double rooms both over-looking the gardens. The other two bedrooms are both single rooms, and to the smallest room, an enclosed staircase leads directly into the loft room which offer much potential for use as a hobbies room/home office.

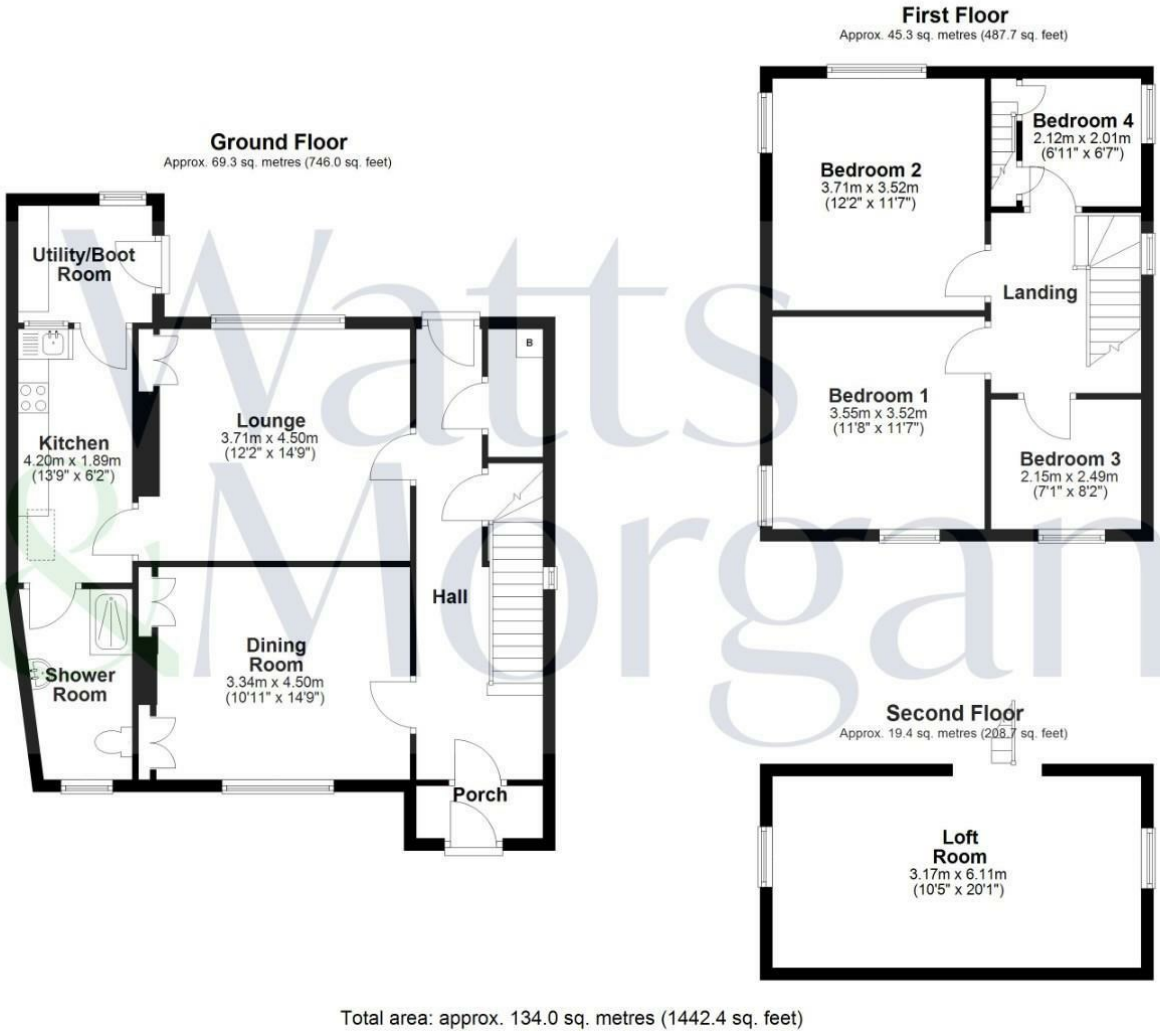
GARDENS AND GROUNDS

Occupying a generous, long plot to include a front lawned garden fronting the lane to Llantwit Major town, planted with colourful borders, evergreen shrubs and rose bushes. To the rear of the property is a flat, mature south-facing garden with numerous evergreen shrubs providing good screening to the neighbouring properties offering a private space to enjoy. This fully enclosed garden has paved areas to enjoy the south-facing aspect and provides a number of outbuildings to remain to include; two timber storage sheds and greenhouse.

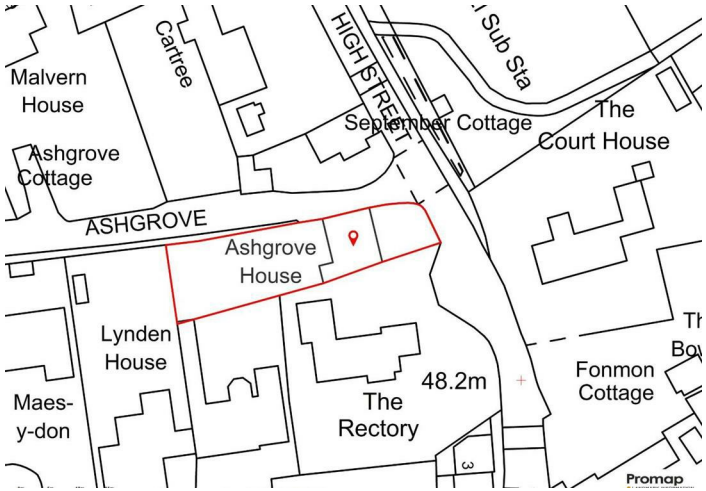
ADDITIONAL INFORMATION

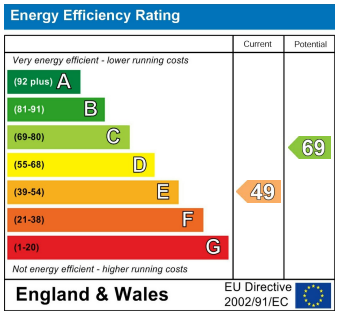
Freehold. All mains services connected. Gas-fired combi central heating (fitted 2024). Council tax band E.

Note; a pre application (2025) for a detached single garage was granted to be built in the rear garden of Ashgrove House.



Total area: approx. 134.0 sq. metres (1442.4 sq. feet)





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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