



Old Malthouse Cottage, West Street, Llantwit Major, CF61 1SP

£399,950



1 Pound Field, Llantwit Major, Vale Of Glamorgan, CF61 1DL

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THE CHARMING OLD MALTHOUSE COTTAGE is dating back to the 17th Century and lies in the desirable WEST END of Llantwit Major, within easy reach of all local amenities, schools and train station. The three bedroom property boasts period features with beamed ceilings and open stone fireplaces as is briefly comprising; lounge, kitchen/diner, boot room and cloakroom to the ground floor with three bedrooms and a family bathroom to the first floor. Externally the property benefits from a fully enclosed garden to the rear. Approximately 100 SQM of living space. Council Tax Band

G - NO ONWARD CHAIN. EPC -E

## GROUND FLOOR

### Kitchen/Diner

5.6m x 3.1m (18' 4" x 10' 2")

Enter the property into the kitchen. Fitted with a range of base and wall units with wooden work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Space and plumbing for white goods. Built in oven and gas hob. Feature stone open fireplace, beamed ceilings with spotlights and tiled flooring, radiator and power points. Space for dining furniture. Door leading into cloakroom/boot room. Corner cupboard housing the central heating boiler.

### Cloakroom/Boot room

Window and door leading out to the rear. Space for coats and boots. Door into Cloakroom with low level WC and wash hand basin. Tiled flooring, ceiling light.

### Lounge

5.01m x 4.01m (16' 5" x 13' 2")

Window to the front. Feature stone fireplace housing log burner with a feature stone framed storage area to the side. Stone staircase leading to the first floor. French doors leading out to the rear. Beamed ceilings, carpeted flooring, radiator, ceiling light and power points.

## FIRST FLOOR

### Landing

Doors leading to all bedrooms and family bathroom.

### Bedroom One

3.93m x 3.37m (12' 11" x 11' 1")

Window to the front. Vaulted ceiling. Radiator, carpeted flooring, radiator, ceiling light and power points.

### Bedroom Two

3.10m x 3.10m (10' 2" x 10' 2")

Window to the front. Built in storage cupboards. Location of airing cupboard. Carpeted flooring, radiator, ceiling light and power points.

### Bedroom Three

2.73m x 1.94m (8' 11" x 6' 4")

Window to the rear. Carpeted flooring, radiator, ceiling light and power points.

### Bathroom

3.73m x 1.89m (12' 3" x 6' 2")

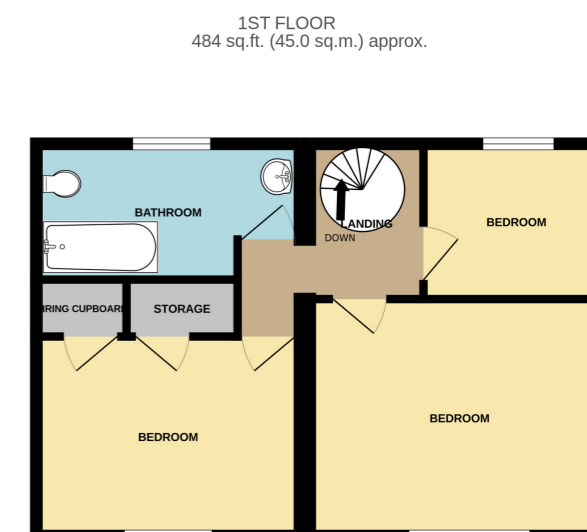
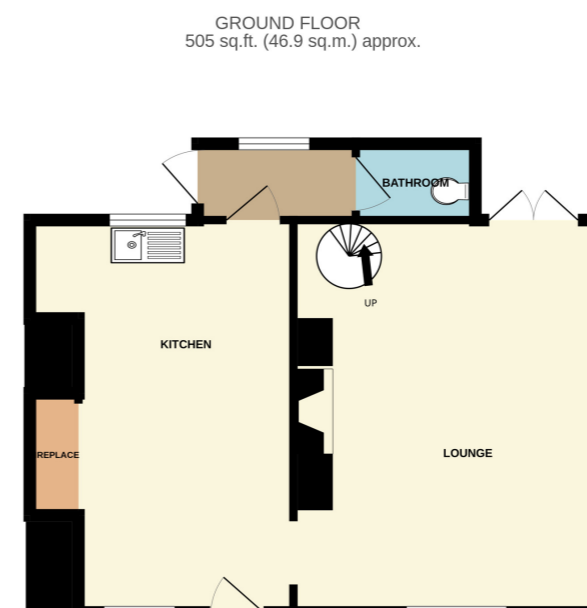
Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath with shower over. Fully tiled, radiator and ceiling light. Window to the rear.

## EXTERNAL

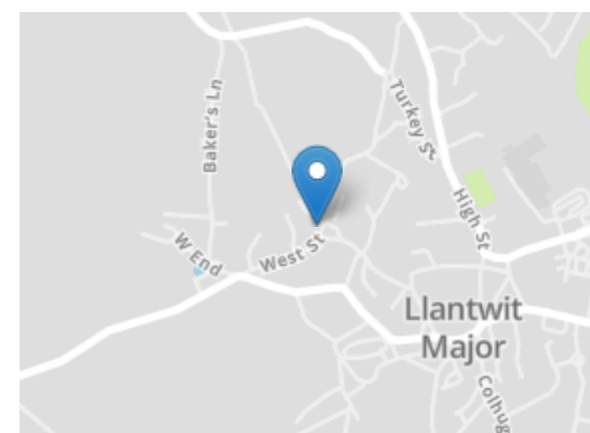
### Garden

The property is approached via gate leading into low maintenance cottage garden with planting of shrubs and path leading to the front entrance.

To the rear is a fully enclosed garden mainly laid to patio with mature planting of trees and shrubs. Space for garden furniture.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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