



4 Eagleswell Cottages, Eagleswell Road, Llantwit Major, CF61 1UD

£399,995



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

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UNIQUE, CHARMING AND GENEROUS COTTAGE with approximately 120 Sq meters of living space and south westerly garden. The property has a blend of period and modern features, The ground floor has hallway with stairs to the first floor level, provides access to lounge, kitchen/diner, bathroom and garage. Through the kitchen is the utility room and downstairs W.C. The first floor offers four bedrooms and sizeable airing cupboard, which might provide space for an upstairs bathroom. The property is situated in Old Boverton and has an open park area to the side of the property.

GROUND FLOOR

Entrance Hallway

7.1m x 1.5m (23' 4" x 4' 11")

Enter the property via a uPVC front door into inner hallway.

Doors lead into the kitchen/diner, lounge, bathroom and garage. Stairs lead to the first floor level. Radiator, ceiling light and power.

Dining Room

3.0m x 2.3m (9' 10" x 7' 7")

uPVC bay window overlooking the rear garden. Space for dining furniture. Open plan into kitchen. Radiator, carpeted flooring, ceiling light and power.

Kitchen

3.5m x 3.5m (11' 6" x 11' 6")

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Built-in double electric oven. Integrated fridge, freezer, and dish washer. Built-in gas hob with extractor hood over. Open access into utility room and open plan into dining room. Tiled effect flooring, radiator, ceiling light and power. uPVC window to the rear.

Utility Room

2.22m x 1.8m (7' 3" x 5' 11")

Space and plumbing for washing machine and tumble dryer. Fitted cupboard, radiator, tile effect flooring, ceiling light and power. Access to the rear garden.

Downstairs WC.

uPVC double glazed window to rear. With low level W.C. Wash hand basin. Tiled flooring and radiator.

Lounge

3.79m x 3.64m (12' 5" x 11' 11")

Wood and double glazed window to the front. Beamed ceilings and feature stone walls. Gas fire with wooden hearth. Carpeted flooring, radiator, ceiling light and power. Open plan into rear reception room.

Rear Reception

3.27m x 3.26m (10' 9" x 10' 8")

uPVC double gazed French doors leading out to the rear garden. Beamed ceiling. Continuation of carpeted flooring, radiator, ceiling light and power.

Bathroom

1.8m x 2.1m (5' 11" x 6' 11")

Fitted with a walk-in shower cubicle with electric shower. Low level WC and wash hand basin set into modern vanity unit. Fully tiled, radiator and ceiling light. Obscure window to the rear.

FIRST FLOOR

Landing

Doors leading into all bedrooms. Location of airing cupboard. Carpeted flooring, ceiling light and and power.

Bedroom One

3.78m x 3.77m (12' 5" x 12' 4")

uPVC window to the front. Fitted cupboards and wardrobes. Beamed ceiling. Radiator, carpeted flooring, ceiling light and power.

Bedroom Two

4.3m x 2.7m (14' 1" x 8' 10") 3.3m

uPVC window to the front. Fitted wardrobes and cupboards. Beamed ceiling. Radiator, carpeted flooring, ceiling light and power.

Bedroom Three

3.26m x 3.2m (10' 8" x 10' 6")

uPVC window to the back. Radiator, carpeted flooring, ceiling light and power.

Bedroom Four

3.1m x 2.8m (10' 2" x 9' 2")

uPVC window to the back. Fitted wardrobes and cupboards. Radiator, carpeted flooring, ceiling light and power.

EXTERNAL

Garage

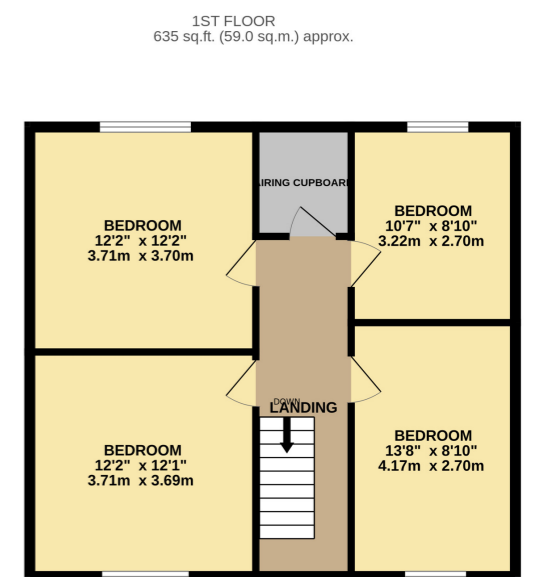
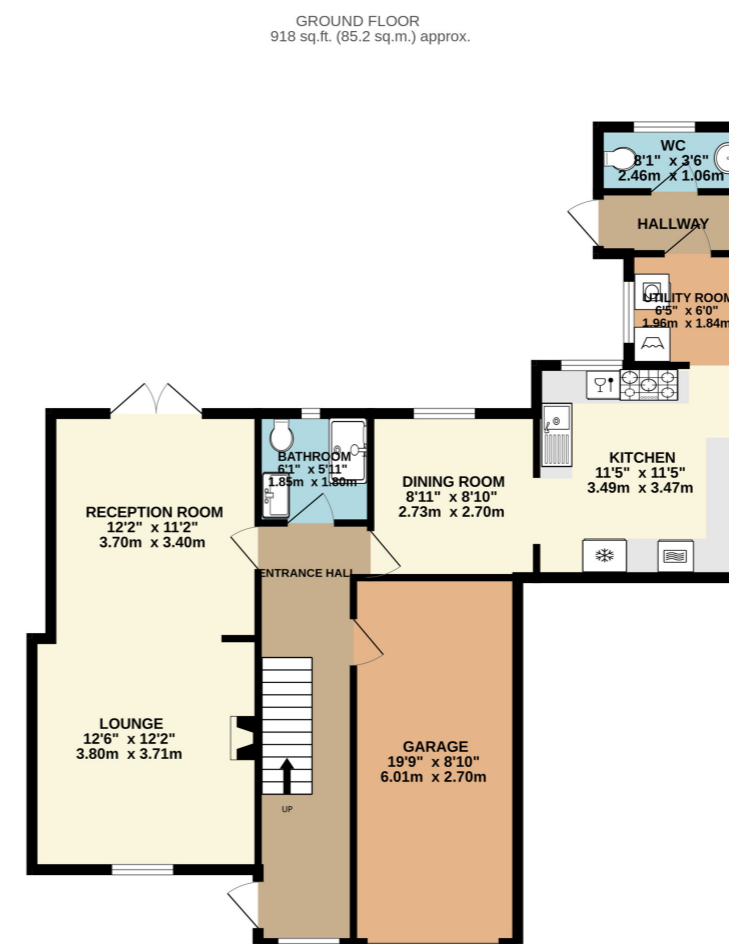
2.7m x 6.0m (8' 10" x 19' 8")

Fitted with an up and over door. Electric supplied area and Ideal Mexico boiler.

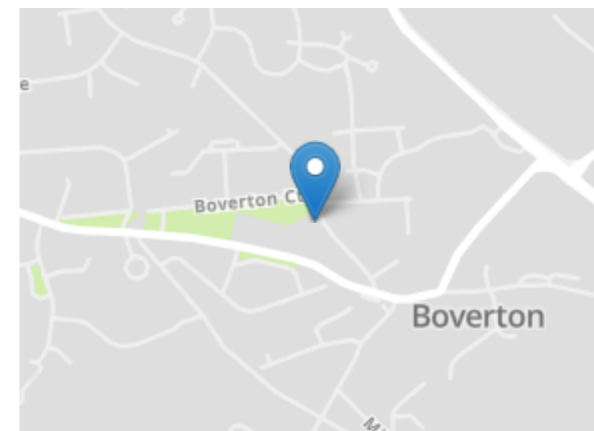
Garden

The front of the property is low maintenance with paving and space to park a car.

To the rear is a fully enclosed westerly facing garden with a mixture of patio, lawned and gardening areas. Some mature planting areas and trees, all enclosed by block wall, wood fencing. and hedgerow. Block built shed and greenhouse.



TOTAL FLOOR AREA: 1552 sq.ft. (144.2 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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