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This charming STONE BUILT COTTAGE is located in the idyllic rural Vale Village of Monkash. Surrounded by open countryside, walking distance to the Heritage Coastline, with its coastal path and beaches, as well as the 14th century popular acclaimed pub The Plough and Harrow. This delightful property is full of character features with natural stone fireplaces and beamed ceilings. The property is briefly comprising; Lounge/diner, kitchen, study and bathroom to the ground floor with two bedrooms to the first floor. The property has picturesque stone walled gardens to the front and rear and gated driveway providing off road parking.

GROUND FLOOR

Porch

5' 5" x 5' 1" (1.65m x 1.55m)

Enter the property via part glazed wooden front door into entrance porch with slate tiled flooring, two windows to the side and door leading into lounge room.

Lounge/Dining Room

12' 5" x 20' 8" (3.78m x 6.30m)

Feature natural stone fireplace with wooden mantle housing wood burner with open shelving to the main wall. Two windows with views over the rear garden. Dining area with space for dining furniture and additional feature fireplace with wooden mantle. A wrought iron spiral staircase lead to the first floor. Wooden flooring throughout and wall mounted lights. Door leading into kitchen.

Kitchen

7' 3" x 14' 6" (2.21m x 4.42m)

Modern fitted kitchen with a range of base and wall units and quartz worktops over. Ceramic sink and drainer with mixer tap over. Space and plumbing for dishwasher. Integrated oven and grill with hob over. Open shelving and door leading into pantry. Part pitched ceiling with original exposed beams, two sets of spotlights.

Pantry

5' 7" x 6' 4" (1.70m x 1.93m)

Plumbing and space for white goods. Shelving. Window to the front.

Office/Snug

7' 6" x 11' 7" (2.29m x 3.53m)

French doors leading out to the rear. Large window to the side. Carpeted flooring, ceiling light and power.

Bathroom

4' 10" x 7' 1" (1.47m x 2.16m)

Three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled surrounds with additional panelling with shelving. Carpeted flooring. Window to the side.

FIRST FLOOR

Landing

3' 2" x 2' 8" (0.97m x 0.81m)

Doors to both bedrooms. Wood flooring and wall mounted light.

Bedroom One

9' 10" x 11' 07" (3.00m x 3.53m)

Window to the rear with countryside views beyond. Exposed beams and velux window providing extra light. Feature stone fireplace with wooden mantle. Built-in wardrobes. Wooden flooring, wall lights and power.

Bedroom Two

11' 3" x 7' 7" (3.43m x 2.31m)

Windows to the side and rear with country side views. High level mezzanine storage area. Pull down desk. Wooden flooring, wall lights and power.

EXTERNAL

Boiler Room/ Workshop

6' 0" x 11' 6" (1.83m x 3.51m)

Part pitched ceiling, lockable wooden door. Location of boiler. Ceiling light and power.

Garden

The property is approached by a gated entrance onto a brick paved driveway providing parking for multiple vehicles. Generous walled gardens to the front and rear of the property with mature planting of trees and shrubs and views over the countryside beyond.

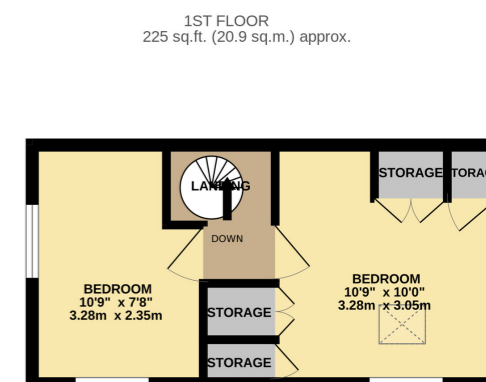
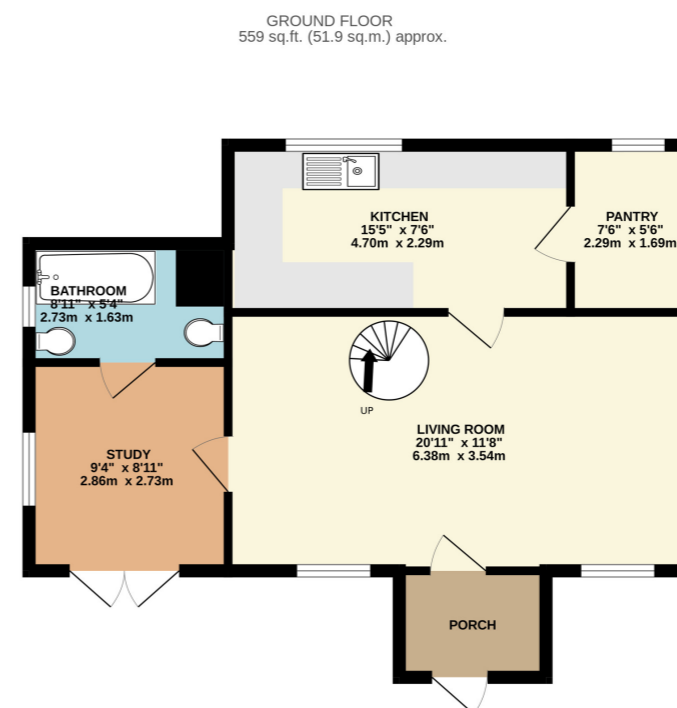
SERVICES

Mains water and electric.

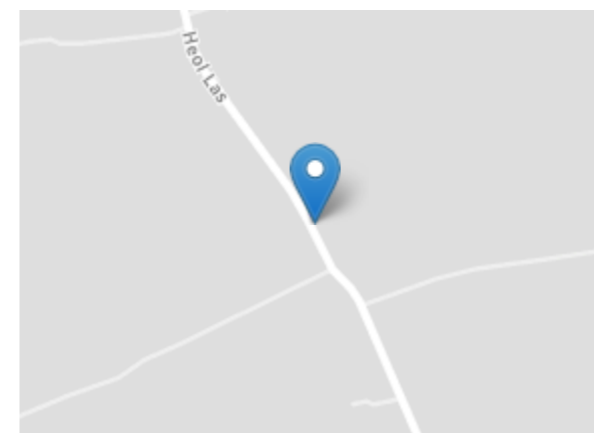
Oil central heating.

Cesspit drainage.

Council Tax Band E.



TOTAL FLOOR AREA: 784 sq.ft. (72.8 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			
(92-100)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	41	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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