



Yr Hafod Colhugh Street, , Llantwit Major, CF61 1RE

£399,995



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TRADITIONAL THREE BEDROOM STONE COTTAGE located on the sought after beach road. The internals include an entrance hallway, lounge, dining room, second reception room and kitchen to the ground floor, the first floor comprises; three bedrooms and a family bathroom. The property further benefits from uPVC glazed windows, gas central heating, driveway parking and a rear garden. In a sought after location, viewing comes highly recommended.

GROUND FLOOR

Entrance Hall

Enter the property via wood glazed door into the hallway. Stairs lead to the first floor and doors lead to the lounge and the sitting room. Tiled floor and wired for a ceiling light.

Lounge

16' 5" x 10' 2" (5.00m x 3.10m)

A window overlooks the front of the property with a radiator below. Original Victorian fireplace with open grate and marble hearth. Alcoves to either side. Wired for ceiling and wall lights and power points. Carpeted flooring.

Dining Room

16' 4" x 10' 1" (4.98m x 3.07m)

A good sized room with a window overlooking the front of the property. Exposed open fireplace with a multi fuel burner, stone hearth and wooden mantle. Alcove to one side. Space for large dining table and chairs. Open plan to second reception room. Wired for a ceiling light and power points. Tiled flooring.

Second Reception Room

11' x 8' 6" (3.35m x 2.59m)

Two windows overlook the rear of the property. Space for furniture. Wired for a ceiling light and power points. Slate tiled floor. A door leads to the Kitchen.

Kitchen

12' 1" x 8' 6" (3.68m x 2.59m)

Range of base units with contrasting worktop over. Slate tiled floor. 'Belfast' ceramic sink fitted with a mixer tap. Range cooker (Gas), tiled splashback, Wired for a ceiling light and power points. Pantry area. A window overlooks the rear of the property and a door leads to the side access and in turn to the front and rear of the property.

The pantry area has space for white goods, shelving and room for coats and shoes. Wired for a ceiling light and power points. Slate tiled floor.

FIRST FLOOR

Landing

Carpeted stairs lead to a light landing area with a window overlooking the rear of the property. Doors lead to the three bedrooms and family bathroom. Built in cupboard housing the combi boiler. Wired for a ceiling light and power points. Carpeted flooring.

Bedroom One

13' 4" x 9' (4.06m x 2.74m)

A double bedroom with a window overlooking the front of the property and a radiator below. Wired for a ceiling light and power points. Carpeted flooring.

Bedroom Two

10' 8" x 10' 8" (3.25m x 3.25m)

Another double room with a window overlooking the front of the property with a radiator below. Inset space for wardrobes. Picture rail, wired for a ceiling light and power points. Carpeted flooring.

Bedroom Three

9' 4" x 6' 8" (2.84m x 2.03m)

A single bedroom with a window overlooking the rear of the property and a radiator below. Loft access. Wired for a ceiling light and power points. Carpeted flooring.

Family Bathroom

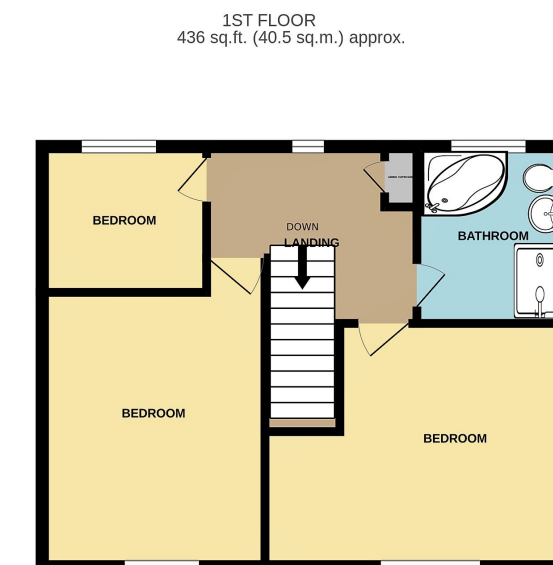
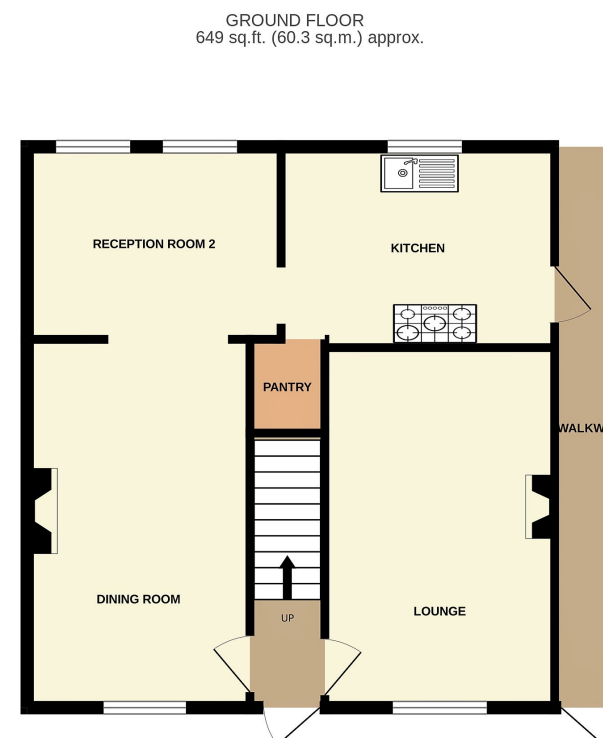
9' 1" x 7' 10" (2.77m x 2.39m)

Fitted with a four piece suite in white comprising; corner bath, separate walk in shower cubicle, a pedestal wash hand basin and a low level w/c. Feature wall with original stone finish and obscure window overlooks the rear of the property. Radiator and wired for a ceiling light. Tiled flooring.

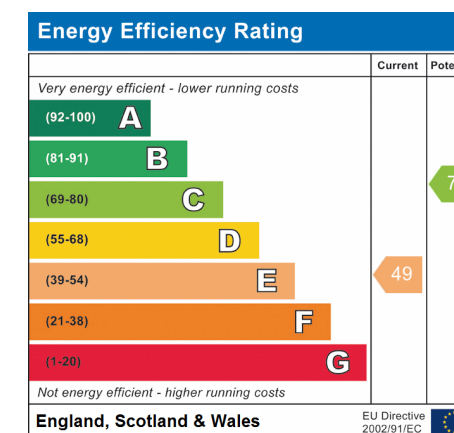
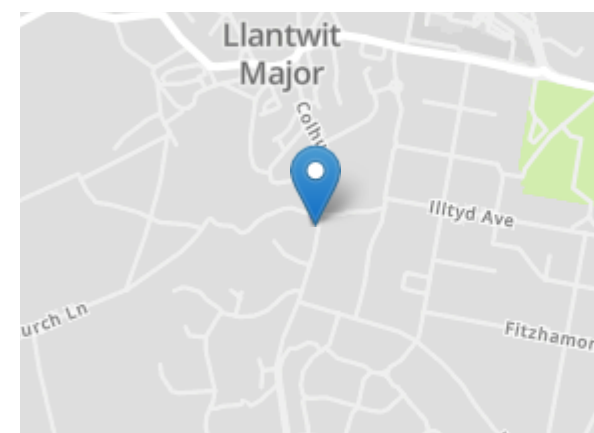
EXTERNAL

Garden

A two tier garden area which includes, decking area, patio, planting areas, wooden shed and private parking area. A covered walkway from the rear to the front of the property.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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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PROPERTY MIS DESCRIPTION ACT 1991: All Reasonable Steps Have Been Taken To Ensure That These Particulars Do Not Contain Any Error, Mistake Or Misdescription, As Described By The Property Misdescription Act.
PROCEEDS OF CRIME ACT 2002: Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.