



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

Tel No [01446 794433](tel:01446794433). E-Mail [info@brightermoves.co.uk](mailto:info@brightermoves.co.uk)

Web [www.brightermoves.co.uk](http://www.brightermoves.co.uk)



RENOVATED and CHARMING TWO BEDROOM MID TERRACE COTTAGE, with open views at the rear. Located in Higher End St Athan with all local amenities and bus routes. Within four miles of LLantwit Major, train station and schools. The property comprises of kitchen/diner, lounge to the ground floor with two bedrooms and family bathroom to the first floor. The property benefits from a fully enclosed landscaped garden with views beyond. NO ONWARD CHAIN. Approx 63 SqM or 678 SqF of living space.

**GROUND FLOOR**

**Entrance Porch**

Enter the property via uPVC front door into the entrance porch with uPVC windows to the side. Open into the lounge.

**Lounge**

5.06m x 4.40m (16' 7" x 14' 5") uPVC window to the front of the property. Feature natural stone fireplace housing log burner. Wood flooring, radiator, ceiling light and power. Part glazed door leading onto kitchen/diner.

**Kitchen/Diner**

4.40m x 2.59m (14' 5" x 8' 6") Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Belfast sink with mixer tap over. Induction hob and oven with extractor over. Space and plumbing for white goods. To the dining area is plenty of space for dining furniture with French Doors leading out to the rear garden.

Stairs leading to the first floor with storage cupboard under.

**FIRST FLOOR**

**Landing**

Doors leading to both bedrooms and family bathroom.

**Bedroom One**

3.40m x 3.39m (11' 2" x 11' 1") uPVC window to the front of the property. Radiator, carpeted flooring, ceiling light and power.

**Bedroom Two**

3.91m x 2.60m (12' 10" x 8' 6") uPVC window overlooking the rear and views beyond. Built-in double wardrobe. Newly installed Glow Worm Combi boiler. Carpeted flooring, ceiling light and power.

**Bathroom**

2.33m x 1.55m (7' 8" x 5' 1") Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin with mirror storage cabinet over and p-shaped bath with shower over and glass screen. Opaque window to the rear. Fully tiled with radiator and ceiling light.

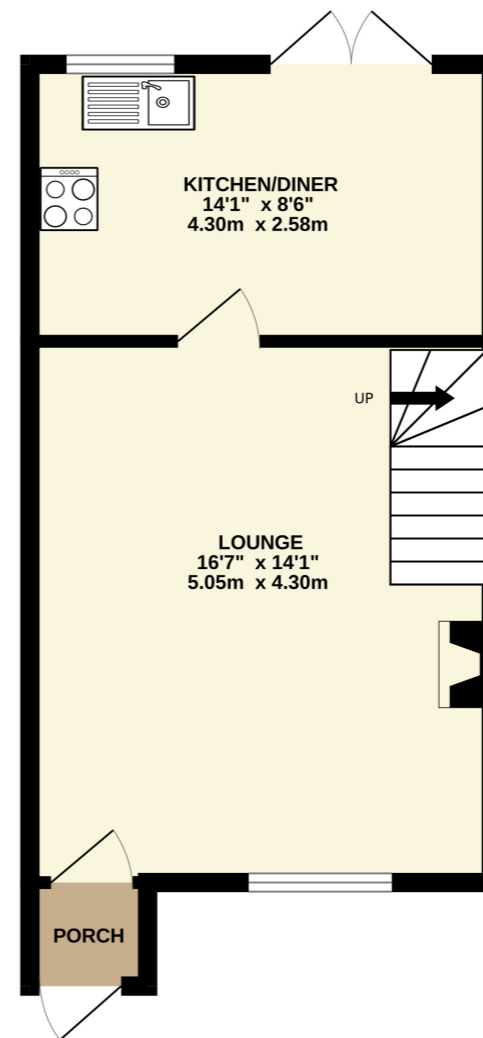
**EXTERNAL**

**Garden**

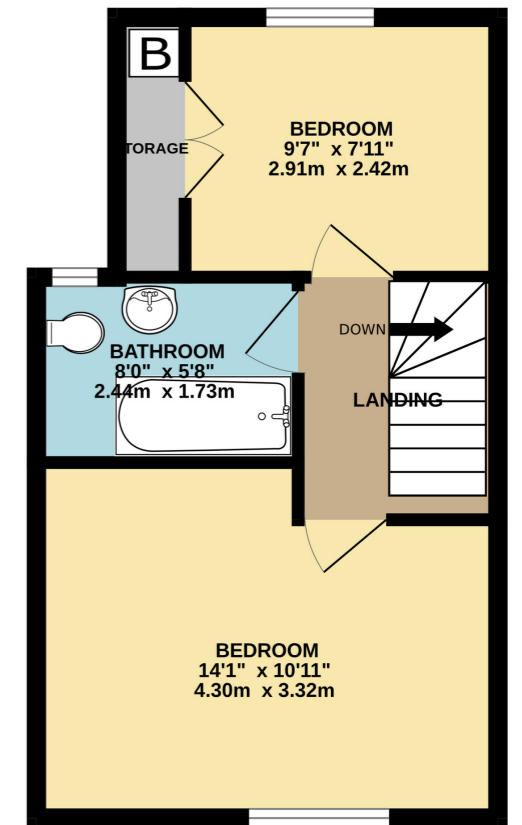
The front of the property is approached via enclosed walled garden laid with gravel.

To the rear is a fully enclosed garden stepping up onto a paved area providing space for outdoor dining and a lawned area overlooking farmland beyond.

GROUND FLOOR  
361 sq.ft. (33.5 sq.m.) approx.

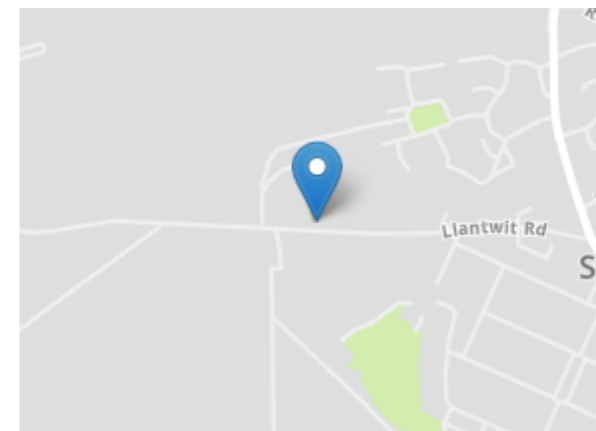


1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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.  
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**MIS REPRESENTATION ACT 1967:** These Particulars Are For Guidance Only And Their Accuracy Is Not Guaranteed And Neither Do They Form Part Of Any Other Or Contract.  
**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.