



## Fonmon Cottage Station Road

Llantwit Major, CF61 1ST

Price Guide £450,000

HARRIS & BIRT



GUIDE PRICE £450,000 to £475,000

An extended detached cottage enjoying a hugely convenient yet surprisingly private location in the heart of Llantwit Major. The versatile accommodation is packed with an abundance of character features and briefly comprises entrance hall, living room/bedroom three, study, dining room, sitting room, kitchen/breakfast room and utility/shower room to the ground floor. Upstairs offers two double bedrooms and a bathroom. Outside enjoys the benefit of a detached garage, driveway parking for several vehicles and a private and enclosed south facing garden.

The location is a delight and when you are in the cottage and garden, it is hard to believe that you're really in the centre of the town. It is within walking distance of all of the town's excellent facilities including the railway station on the Cardiff to Bridgend line and the beach on the heritage coastline just a mile or so to the south. The property has easy access to the main road network, bringing major centres such as the capital city of Cardiff, Bridgend and Swansea within comfortable commuting distances. In the reference book "Glamorgan Farmhouses and Cottages" published by The Royal Commission on Ancient and Historic Monuments in Wales, the property is called Fonmon House and is dated from circa 1750. Cadw lists Fonmon Cottage as Grade II being of historical and architectural interest.

- GUIDE PRICE £450,000 TO £475,000
- Grade II Listed, Dating Back to 1750
- Two/Three Bedrooms
- Detached Garage
- Off Road Driveway Parking
- Attractive Detached Cottage
- Character Features Throughout
- Three Reception Rooms
- Close Proximity To All Amenities
- South Facing Garden

## Accommodation

### Ground Floor

#### Entrance Hall

Part glazed storm doorway. Double glazed window to side. Small stone window to front set in stone reveal. Radiator.

#### Sitting Room/Bedroom Three 15'3 x 12'2 (4.65m x 3.71m)

Located off the entrance hall so usefully flexible in terms of use. Double glazed window overlooking front garden. Colour washed beamed and boarded ceiling. Colour washed stone chimney breast incorporating recess fireplace with freestanding woodburning stove set on a stone hearth and timber mantle over. Two shelved recesses. Fitted carpet. Radiator. Central pendant ceiling light. Doorway through to study.

#### Study 7'4 x 5'6 (2.24m x 1.68m)

Opaque glazed window to rear. Pitch ceiling. Original slate slabs. Potential to be used as an en-suite with bedroom three.

#### Living Room 15'9 x 16'5 (4.80m x 5.00m)

Two low windows with window seats look out over the front garden. Colour washed and boarded ceiling with exposed beams. Two wall lights. Large stone lined inglenook fireplace with substantial beam over, flagstone hearth with Woodwarm glass fronted cast iron wood burning stove and recessed bake oven. Alongside the fireplace is a deep and open-fronted low level cupboard. Doorway through to original double turn stairway which runs behind the fireplace to the first floor landing. Fitted carpet. Colour washed and panelled ceiling with exposed beams. Two Radiators.

#### Dining Room 17'1 x 10'5 (5.21m x 3.18m)

Archway through from living room. Double glazed window with window seat enjoying views over the front garden. Fitted carpet. Colour washed and panelled ceiling with exposed beams. Colour wash stone walls. Two wall light points. Three display recesses. Radiator. Steps up to glazed doorway leading to the kitchen/breakfast room.

#### Kitchen/ Breakfast Room 10'5 x 21'8 (3.18m x 6.60m)

Traditional farmhouse style fitted kitchen with features to include: a range of matching wall and base units with

granite effect work surfaces and tiled splash backs. Stainless steel single drainer twin bowl sink unit, Hotpoint Eultima double oven with combination hob over, range of wall cupboards. Plenty of space for breakfast table and chairs. Worcester Bosch oil fired boiler which heats the central heating system and domestic hot water supply. High pitched ceiling with exposed beams. Two windows enjoy views over the front garden. Tiled floor. Radiator. Spot ceiling lights. A short flight of stone steps lead up to a landing which then leads into bathroom one.

#### Inner Hall 3'3 x 7'5 (0.99m x 2.26m)

Tiled floor to match kitchen. Dado rail. Pendant ceiling light. Glazed storm doorway to outside.

#### Shower Room/WC/Utility Room 6'10 x 6'6 (2.08m x 1.98m)

Suite in white comprising low level WC, Cantilevered wash hand basin and double sized shower cubicle with sliding glazed door and tiled internally. Space and plumbing for washing machine. Space to stack tumble dryer over with vent to the outside. Tiled floor to match inner hall. Half tiled walls. Opaque glazed window to front. Access to roof storage space.

### First Floor

#### Landing

Staircase leading from the living room. Boarded ceiling. Colour washed stone walls. Small window to rear. Fitted carpet. Radiator. Ceiling light.

#### Bedroom One 17'5 x 20'10 (5.31m x 6.35m)

Double glazed window overlooking the front garden. Former fireplace. Flush fitted store cupboard. Fitted carpet. High pitched and exposed beamed ceiling. Radiator. Pendant ceiling light.

#### Bathroom One 7'3 x 7'10 (2.21m x 2.39m)

Bathroom leading directly off bedroom one. Door to staircase leading down to kitchen/breakfast room. Heritage suite in white comprising wash hand basin with cupboard under, low level WC and panelled bath. Walls tiled to dado around suite. Pitched and colour washed boarded ceiling. Double glazed window overlooking the front garden with window seat. Vinyl Floor.

#### Walk-in Wardrobe 5'6 x 7'8 (1.68m x 2.34m)

Leading directly off the bathroom. Colour washed boarded and pitched ceiling. Electric light. Centrally heated radiator. Shelving. Storage unit. Doorway to airing cupboard with hot water cylinder.

#### Bedroom Two 15'3 x 12'11 (4.65m x 3.94m)

Archway from landing leading to doorway for bedroom two. Window overlooking front garden and double glazed windows to side. Three wall light points. Wash hand basin set into washstand with cupboard under. Built-in wardrobe with sun tunnel. Fitted carpet. Pitched ceiling. Radiator.

### Outside

Tarmac driveway with parking space set between stone walls leads to double gates to front courtyard with parking for at least two cars and with access to the detached garage (3.00m x 5.08m). Garage feature up and over doorway, pitched roof, side window and door, electric light and power. Space behind the garage for garden shed. Oil tank to rear. To one side of the front garden is a stone wall which continues around the property to the back. The front garden is surprisingly private via a dense privet hedge and enjoys a southerly aspect. The garden is laid principally to lawn with shrubbery and flower borders. A path leads via five steps to the front door with a paved side terrace leading to the back door.

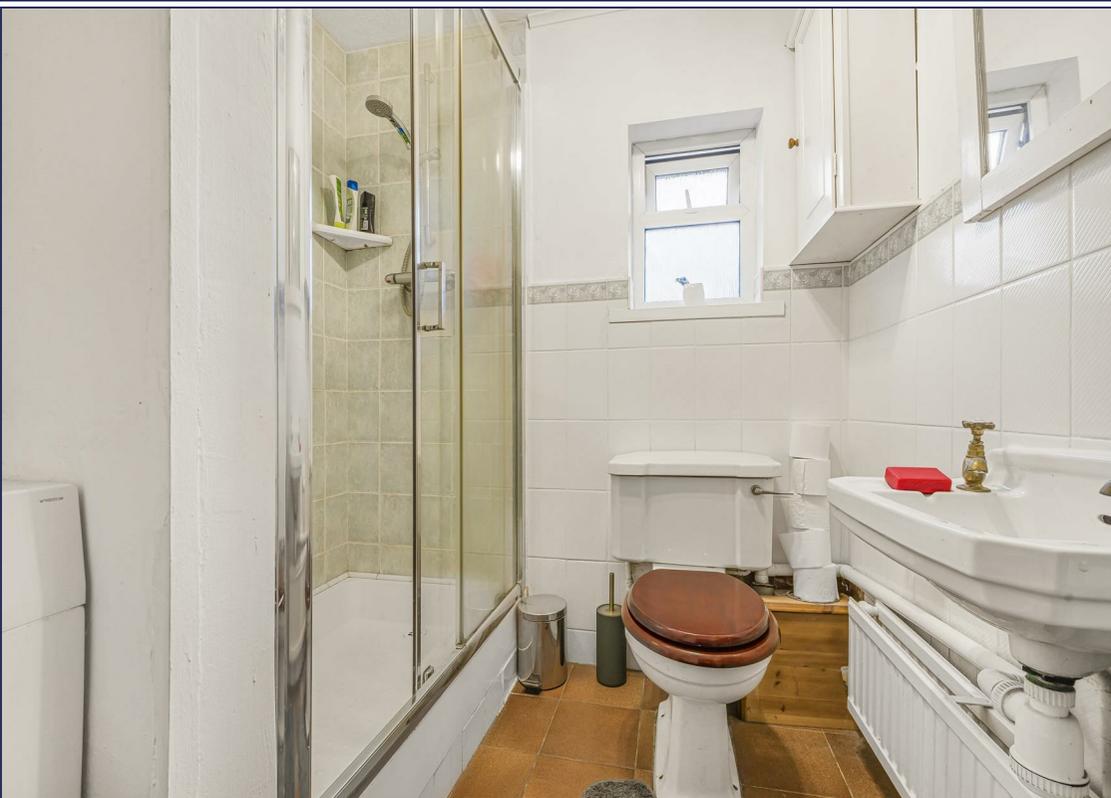
### Services

Mains water, electricity and drainage. Central heating via oil. Partly double glazed. Gas is not connected to the property.

### Directions

From our office at 65 High Street in Cowbridge, turn right and at the end of Westgate turn up the hill towards Llantwit Major. Turn left at the T-junction and at the crossroads at Nash Manor where you have to stop, turn left and continue on the Llantwit Major road as far as the roundabout at the beginning of the Llantwit Major by-pass. Go straight across and under the railway bridge and turn left into Station Road, the property is around the corner on your left hand side.









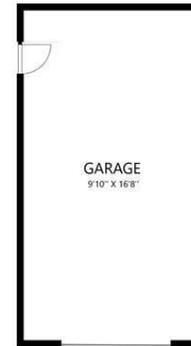
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FLOOR 1



FLOOR 2



**HARRIS & BIRT**  
CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA  
 FLOOR 1 796 sq.ft. FLOOR 2 909 sq.ft.  
 EXCLUDED AREAS - REDUCED HEADROOM 53 sq.ft.  
 TOTAL : 1,705 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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