



Croes Cwtta Farmhouse

St. Brides Major, Vale Of Glamorgan, CF32 0TN

Price £625,000

HARRIS & BIRT



A traditional cottage full of character features throughout yet sympathetically updated to suit modern living. Accommodation briefly comprises three reception rooms, a sizeable kitchen/breakfast room, dining room, cloakroom, utility room, store/boiler room on the ground floor. The first floor offers a spacious master bedroom with an impressive vaulted ceiling, a further two double bedrooms and a family bathroom. The property has solar panels and air source heat pump central heating and is double glazed in keeping with the character of the house. Outside enjoys a south facing courtyard style garden to the rear of the property and forecourt parking for two vehicles to the front.

Situated in a semi rural location, Castle-Upon-Alun is a small rural hamlet in the Vale of Glamorgan, offering a peaceful countryside setting. A range of everyday amenities can be found just a few minutes' drive away in the nearby village of St. Brides Major, including a local shop, church, village pub, junior school, and village hall. The stunning Heritage Coastline lies only a few miles to the south, providing easy access to scenic coastal walks and beaches. Excellent road links connect the area to major centres such as Cardiff, Bridgend, Llantrisant, and Swansea, making it well placed for commuting.

- Semi Detached Cottage
- Three Double Bedrooms
- Courtyard Style Garden
- Semi Rural Location
- EPC Rating - E
- Abundance Of Character Features Throughout
- Four Reception Rooms
- Off Road Parking
- Cowbridge Comprehensive School Catchment

Accommodation

Entrance Hall 9'7 x 11'7 (2.92m x 3.53m)

The property is entered via stable hardwood door into entrance hall with quarry slate tiled flooring. Opens through into;

Garden Room 12'3 x 11'8 (3.73m x 3.56m)

Open plan to entrance hall with wooden double glazed double doors opening out onto rear terrace with further wooden double glazed windows to rear and side. Three window wood burner set on a slate hearth with wooden mantle over. Stone pointed traditional wall with further skimmed and panelled walls and skimmed ceiling with wooden beams and velux window. Spotlights and further wall lights. Two radiators. Continuation of slate tiled flooring.

WC 3'3 x 5'1 (0.99m x 1.55m)

Entered via doorway from entrance hall. Two piece suite in white comprising dual flush WC and pedestal wash hand basin. Continuation of flooring. Featured stone pointed wall. Further skimmed walls and ceiling. UPVC double glazed window to front elevation. Wall light. Radiator.

Utility Room 5'1 x 9'3 (1.55m x 2.82m)

Semi open plan from entrance hall. Continuation of flooring. Space for washing machine and tumble dryer. Fitted units above for storage. Space for cloaks. Skimmed walls and ceilings. Radiator. Doorway through into;

Boiler Room 9'3 x 7'2 (2.82m x 2.18m)

Continuation of flooring. Water tanks stored here. Hatch through to old coalhouse? Walls and ceilings? Lighting?

Dining Room 12'5 x 11'2 (3.78m x 3.40m)

Continuation of quarry slate tiled floor. Coal fired Rayburn four door cooker and hob, in need of servicing by new owner. Wooden sash window to front elevation. Stone pointed walls and further skimmed walls and ceiling with decorative beams to ceiling. Radiator. Steps up into;

Kitchen/Breakfast Room 16'4 x 11'7 (4.98m x 3.53m)

Classic country style kitchen with a range of base units in a country cream set under a wooden work surface. Integrated Belfast sink with mixer tap. Tiled splashbacks. Space for dishwasher. Space for four door electric oven with five ring induction hob and extractor fan over. Free standing island with matching decor panels and work surface. Space for freestanding fridge/freezer. Space for table and chairs. Stone pointed walls with further skimmed walls and ceiling with exposed beams. Spotlights. Velux window. Two sash windows to front aspect. Doorway to side of oven leads into a pantry with shelving for storage. Steps and doorway lead into;

Living Room 14'6 x 18'4 (4.42m x 5.59m)

Wooden double glazed sash picture window to front elevation. Natural wood laid flooring. Recessed wood burn set on a slate hearth with wooden mantle over. Recessed storage with shelving to either side of fireplace. Stone pointed feature wall with further skimmed walls and ceiling. Pendant ceiling light. Two radiator. Sealed up feature windows which act as recessed shelving to wall.

Sitting Room 14'0 x 16'5 (4.27m x 5.00m)

Wooden double glazed sash picture window to rear elevation. Continuation of wood laid flooring from living room. Pedestrian rear door leads out onto rear courtyard. Stairway leads up to first floor landing. Radiator. Multifuel log burner set on a slate hearth with wooden mantle over. Traditional stone staircase behind fireplace leading to doorway on first floor.

First Floor

Landing

Accessed via straight staircase from lounge. Skimmed walls and ceilings. Carpet flooring. Radiator. Two cupboards housing shelving for storage. Two radiators. Access to loft via hatch. Balcony looking down onto lounge. Doorways to all first floor rooms.

Master Bedroom 17'6 x 14'0 (5.33m x 4.27m)

Two wooden double glazed sash windows to rear elevation.

Two built in wardrobes. Stone pointed feature wall with further skimmed walls and ceiling with exposed beam work. Radiator. Carpet flooring. Pendant ceiling light.

Bedroom Two 12'1 x 14'7 (3.68m x 4.45m)

Wooden double glazed sash window to front elevation with further windows to both sides. Skimmed walls and ceiling. Carpet flooring. Radiator. Pendant ceiling light. Fitted storage cupboard.

Bedroom Three 11'7 x 17'7 (3.53m x 5.36m)

A good sized double bedroom with wooden sash double glazed window to rear elevation. Wood burning stove set on a slate hearth and wooden mantle over, currently sealed up. Carpet flooring. Fitted wardrobe and cupboard over. Radiator. Pendant ceiling light and further wall light. Stone pointed feature wall with further skimmed walls and ceiling.

Bathroom 10'1 x 4'5 (3.07m x 1.35m)

Four piece suite in white comprising; freestanding roll top bath with mixer tap and separate shower head fitment, walk in shower cubicle behind glass screen with shower fitment, pedestal wash hand basin and WC. Wooden double glazed sash opaque window to front elevation. Natural wood flooring. Opaque glazed decorative windows to landing elevation. Pendant ceiling light. Radiator.

Outside

The property is entered via right of way access to driveway with parking spaces for two vehicles. The rear of the property is entered via the double doors in the garden room. The rear garden is mostly laid to patio slabs with an area of artificial grass with a decorative pond area and BBQ space. The property is kept private via stone pointed walls to all boundaries. Space for shrubbery and boards. Pedestrian side access. Wooden outhouse for storage. Further slabbed area for bike storage and wood store. Raised stone borders. Wooden pergola over paved area which is excellent for al fresco dining. Outhouse has power and light, shelving for storage.

Services

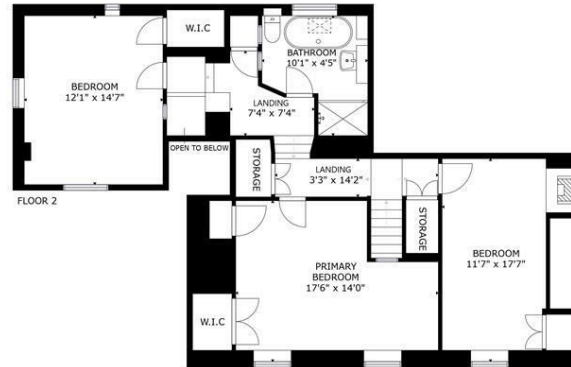
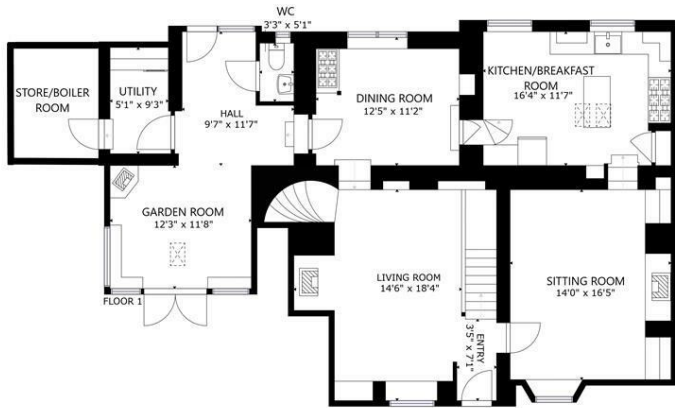
Air source heat pump. New boiler. Solar panels owned and sold back to grid. No batteries. Cespit shared between 3 properties.











GROSS INTERNAL AREA
 FLOOR 1: 1432 sq.ft, FLOOR 2: 1055 sq.ft
 TOTAL: 2487 sq.ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
 65 High Street, Cowbridge, CF71 7AF
 01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
 359 Caerphilly Road, Cardiff, CF14 4QF
 02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

