



3 Station Terrace
East Aberthaw, Vale of Glamorgan, CF62 3DH





3 Station Terrace

East Aberthaw,
Vale of Glamorgan, CF62 3DH

£395,000 Freehold

4 Bedrooms : 1 Bathrooms : 3 Reception Rooms

- A beautiful character cottage with versatile accommodation.

Accommodation & amenities;

- Entrance hall • Living room • Sitting room
- Kitchen • Dining room.

To the first floor;

- Four bedrooms • Family bathroom.

Gardens & Grounds;

- Off road parking • Generous garden to the rear.

Directions

From our Cowbridge Office in a westerly direction along the High Street, turning left onto Llantwit Major Road. After about 2 miles, turn left at the junction, heading towards Llantwit Major. After a further mile and a half, take the first exit at the roundabout. Continue straight on through both sets of traffic lights, pass the petrol station at Four Cross on the right and turn right at the junction, signposted Rhoose. Travel along this road into East Aberthaw Village, to find Station Terrace to your left, shortly after 'The Blue Anchor' public house. No 3 is a mid-terraced property. There is pedestrian access from the front of the property but a vehicular lane access, after a further 100 yards, runs to the rear of these houses and leads to parking.

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

The Hamlet of East Aberthaw includes several character cottages, barn conversions and individually designed houses together with The Blue Anchor public house which has a popular restaurant. The nearby village of Rhoose is situated along the southern coastal fringe of the Vale of Glamorgan and has convenient access to the B4265 / A4226 "coast road" which provides access to the nearby towns of Llantwit Major (some 7 miles) and Barry (4 miles approximately) together with the City of Cardiff (some 12 miles) and the M4 motorway junctions for commuting further afield. The village offers good local amenities including a grocery shop, post office, bakers, butchers, pharmacy, doctors and dentists surgeries and a primary school.

ABOUT THE PROPERTY

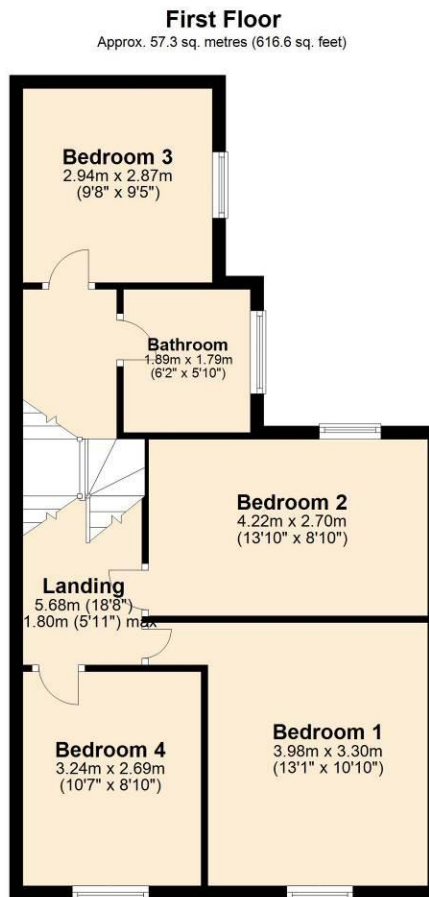
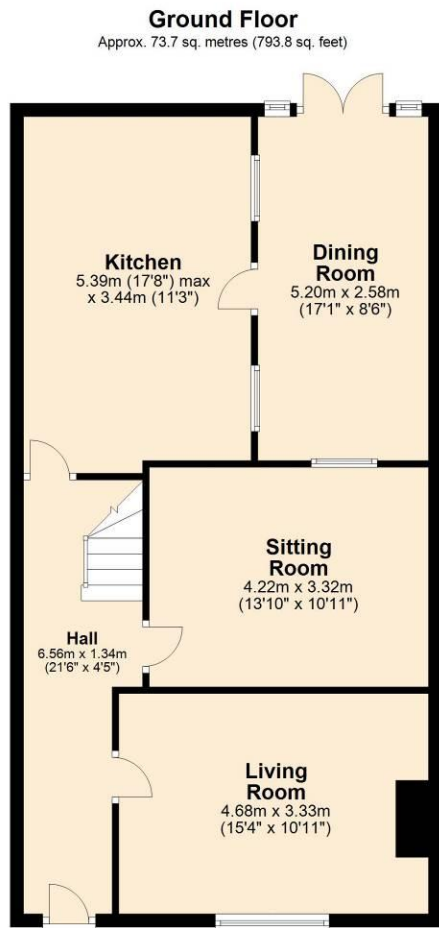
- * Entrance hall with quarry tiled flooring
 - * Living room with a central feature open fire
 - * Second reception room with log burner, stone fireplace & oak beam above
 - * Spacious kitchen, fitted with a range of wall and base units
 - * Garden room, currently being utilised as a dining room with underfloor heating fitted
 - * To the first floor;
 - * Bedroom one with fitted wardrobes
 - * Three further bedrooms
 - * Family bathroom with wc, sink, bath with shower above
 - * Further loft space, boarded with Velux windows and potential for conversion subject to relevant planning permission
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GARDENS AND GROUNDS

- * Pedestrian access to the front of the property
 - * Off road parking is located to the rear of the property
 - * Generous sized rear garden
 - * With patio & lawned areas
 - * Stone built shed, pond & vegetable patch
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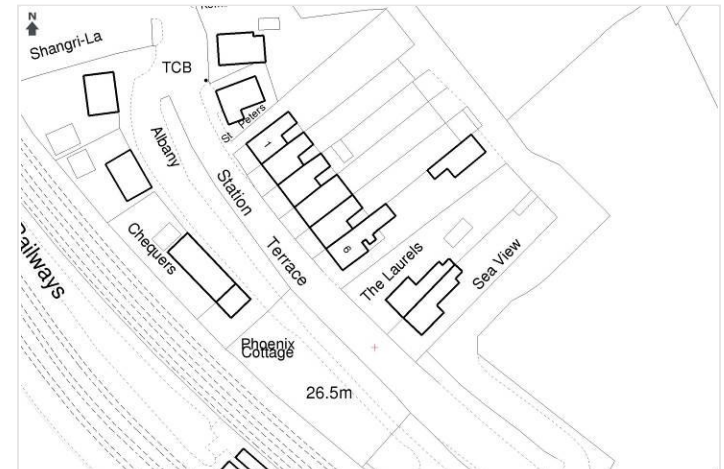
TENURE AND SERVICES

Freehold. Mains electric, water and sewerage connect to the property. Oil fired central heating.



Total area: approx. 131.0 sq. metres (1410.4 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



EPC Graph To Be Inserted



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