



The Haven, Well Road
East Aberthaw, Vale of Glamorgan, CF62 3DF





The Haven, Well Road

East Aberthaw,
Vale of Glamorgan, CF62 3DF

£320,000 Freehold

2 Bedrooms : 1 Bathrooms : 1 Reception Rooms

A delightful cottage property with some unique historic architectural features and understood to date back over 500 years. Within easy reach of the local nature reserve, the characterful accommodation includes: living/dining room with log burner, modern kitchen, ground floor shower room / WC. To the first floor are two double bedrooms. Fronting the property is a sheltered, south facing courtyard garden.

EPC rating: G

Directions

To the centre of East Aberthaw Village, turn opposite 'The Blue Anchor' public house into Well Road. The Haven will be to your right after about 75 yards.

- Cowbridge 7.1 miles
 - Rhoose 1.8 miles
 - Llantwit Major 5.4 miles
 - Cardiff City Centre 14.5 miles
 - M4 (J33) 13.8 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

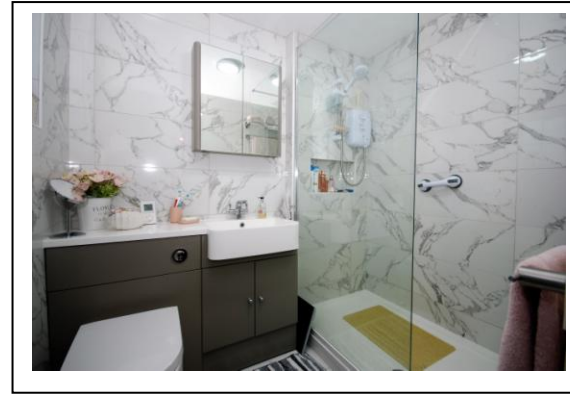
- * The Haven is a delightful period cottage, the end of a terrace of three, understood to date back over 500 years.
- * It is conveniently close to the centre of the hamlet yet set back from the Aberthaw to Rhose Road "Well Road"
- * Within easy reach of Aberthaw Nature Reserve.
- * The property itself is of immense character and includes some unique architectural detailing yet offers very liveable accommodation.
- * To the heart of the house is a central living and dining room of two distinctive areas.
- * Entering the property is onto a quarry tiled raised dining area surrounded, in part, by wooden balustrading.
- * Dining area is open plan to the adjoining living space and accessed via one step down.
- * Living space features a wood burner set upon a flagstone hearth and recessed within a broad, deep, single nook style chimney breast with solid timber over mantle beam.
- * A deep silled window looks from here over the front courtyard garden while a doorway opens into the kitchen.
- * A more recent addition to the property, a modern galley-style kitchen looks into the courtyard garden. Appliances, where fitted, are to remain and include: electric hob, oven and integral dishwasher. Further space and plumbing for a washing machine, dryer, fridge/freezer and a microwave.
- * Kitchen, in turn, leads to a rear entrance porchway with doorway to the courtyard and a further doorway off into the ground floor shower room/WC.
- * Modern shower room with broad, deep, walk-in shower area.
- * To the first floor are two double bedrooms both with fitted wardrobes/storage and both enjoying a southerly aspect looking onto the front courtyard garden.

GARDENS AND GROUNDS

- * The property is located on Well Road, set away from the central roadway through the village.
- * A pedestrian, gated entrance leads, via steps, to a terrace garden area currently used as seating and positioned to enjoy the southerly aspect.
- * Off this initial area is a store shed understood to lead into a former Air Raid Shelter.
- * This seating area leads, in turn, onto a courtyard garden immediately fronting the property.
- * This wonderfully sheltered space has steps leading up to the front entrance doorway and also to the side entrance way.

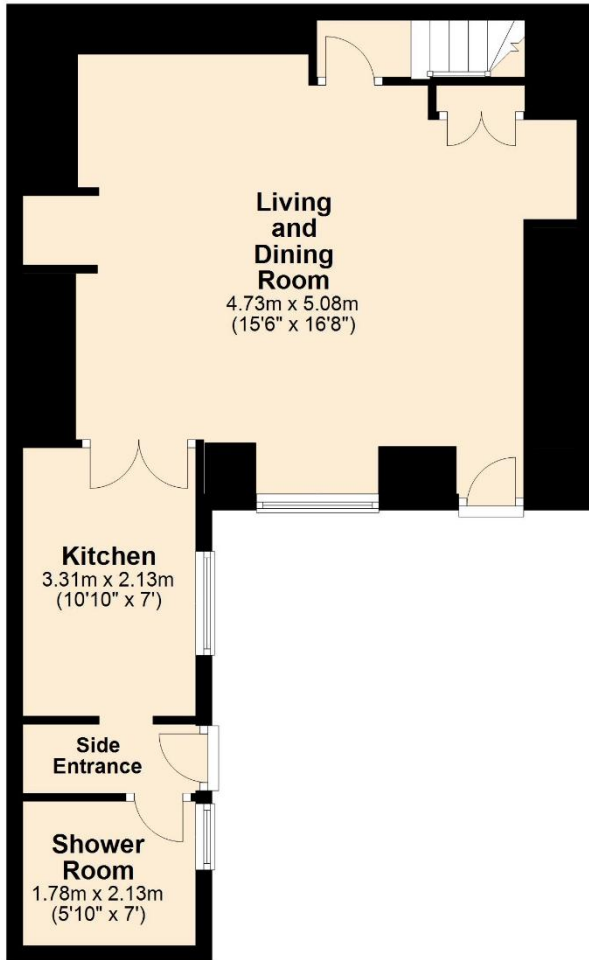
TENURE AND SERVICES

Freehold. Mains electric, water and sewerage connect to the property. Electric heating.



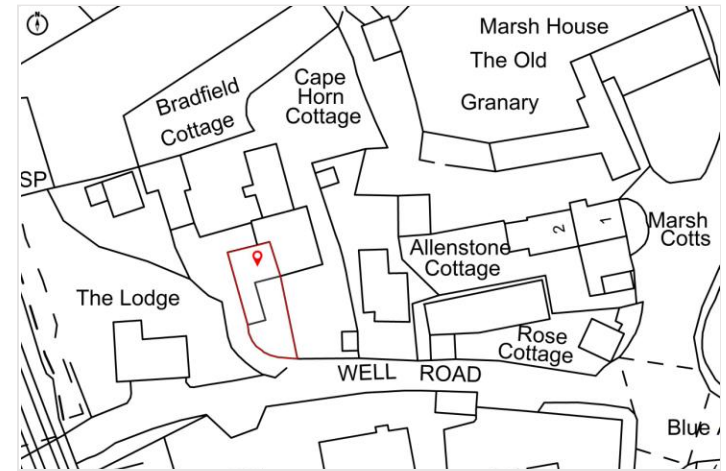
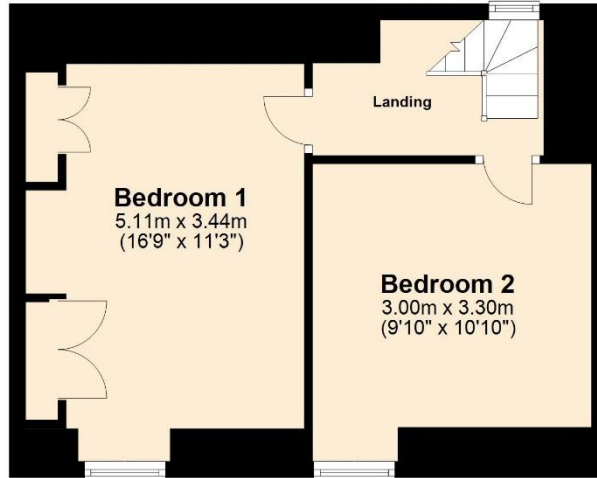
Ground Floor

Approx. 25.5 sq. metres (274.9 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.2 sq. feet)



Total area: approx. 59.7 sq. metres (642.1 sq. feet)

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

Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B		
62-80	C		15
43-61	D		
25-42	E		
10-24	F		
1-9	G		100

Not energy efficient - higher running costs
England, Scotland & Wales
EU Directive 2002/91/EC

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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