







## Hill Cottage West Street

Llantwit Major, Llantwit Major

This superb Grade II listed 17th century period cottage lies in the heart of the old West End 'village' part of Llantwit Major, Vale of Glamorgan. West Street is one of the most desirable locations to live in the Vale Council Tax band: D

Tenure: Freehold

- 17th CENTURY COTTAGE.
- 2 BEDROOMS. EPC D57.
- 2 RECEPTION ROOMS.
- SUPERB PRESENTATION.
- GAS COMBI BOILER.
- DOUBLE GLAZED WINDOWS.
- FAMILY BATHROOM & SHOWER.
- GRADE II LISTED.







## GROUND FLOOR

### Sitting Room

16' 5" x 16' 8" (5.00m x 5.08m)

Double glazed windows to front. Radiators. Flagstone flooring. Log burner. Original stone staircase to first floor. Glazed door to kitchen. Opening to dining room.

### Dining Room

8' 2" x 15' 6" (2.49m x 4.72m)

Double glazed window to front. Flag stone flooring. Log burner.

### Kitchen

16' 6" x 6' 11" (5.03m x 2.11m)

Double glazed window to rear. Glazed door to rear. Slate tiled flooring. Radiator. Belfast sink with mixer tap. 5 burner gas cooker. Built in storage. Built in dishwasher. Space for fridge/freezer. Fully fitted kitchen comprising eye level units base units with drawers and solid quartz work surfaces over. Wall mounted Worcester combination boiler providing the central heating and hot water.

## FIRST FLOOR

### Landing

Doors to bedrooms and family bathroom. Window to rear along stone staircase from sitting room. Oak floorboards.

### Bedroom 1

17' 5" x 15' 4" (5.31m x 4.67m)

Double glazed windows to front. Radiator. Oak floorboards.

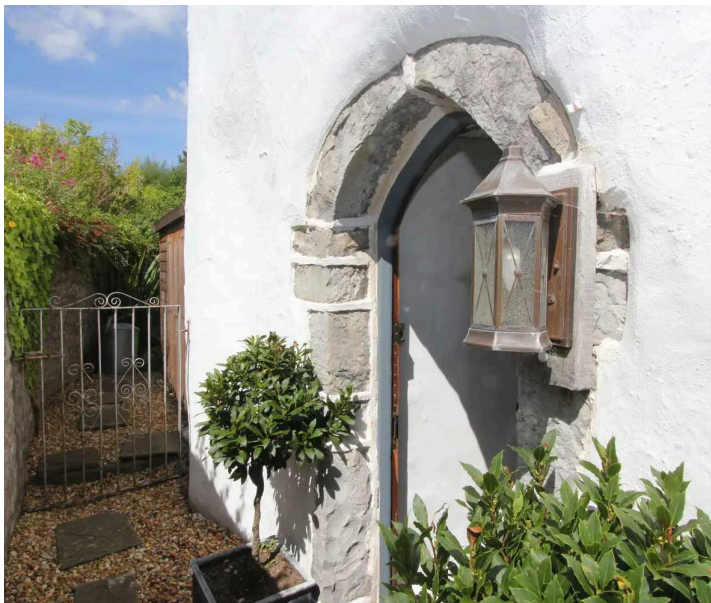
### Bedroom 2

14' 1" x 9' 2" (4.29m x 2.79m)

Double glazed window to front. Radiator. Oak floorboards.

### Family Bathroom

Roll top bath. Wash hand basin. Shower enclosure. Radiator. Window to rear. Wood flooring. Panelling.







### **Bedroom 2**

14' 1" x 9' 2" (4.29m x 2.79m)

Double glazed window to front. Radiator. Oak floorboards.

### **Family Bathroom**

Roll top bath. Wash hand basin. Shower enclosure. Radiator. Window to rear. Wood flooring. Panelling.







## GARDEN

25' 0" x 30' 0" (7.62m x 9.14m)

Rear Garden - An enclosed private garden laid to lawn with paved area for table and chairs. Gate to side providing access from front. Apple tree. Outdoor lighting. Water tap. Terraced area. Mature shrubs. Porch area with tiled roof canopy.

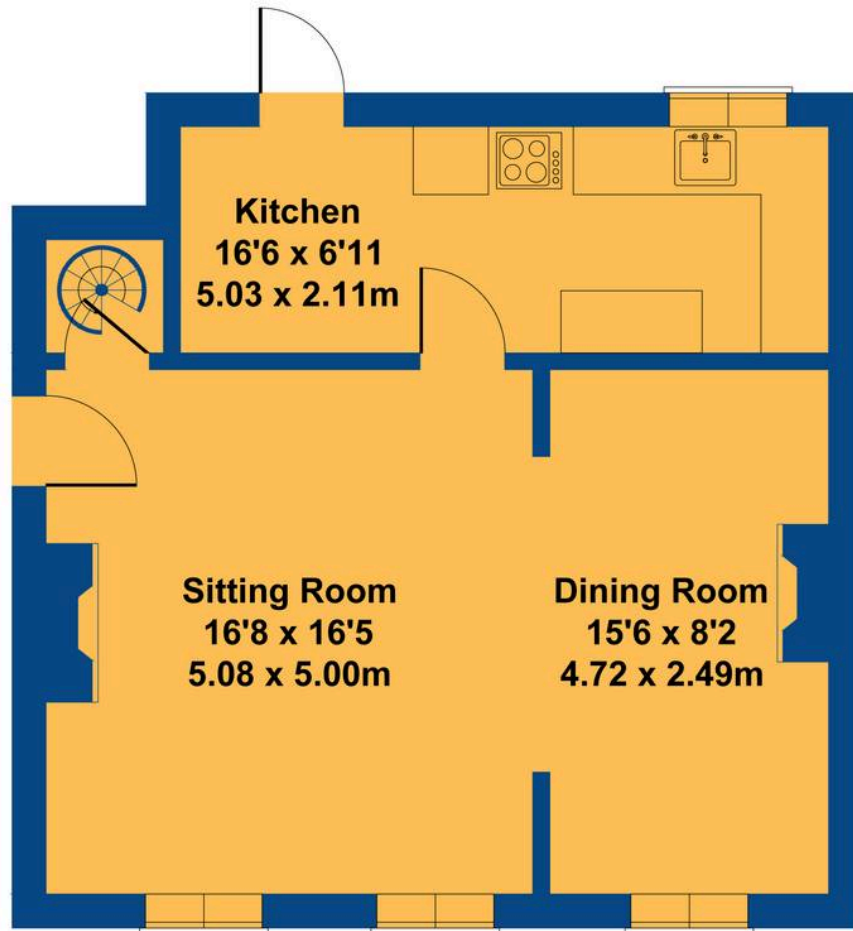




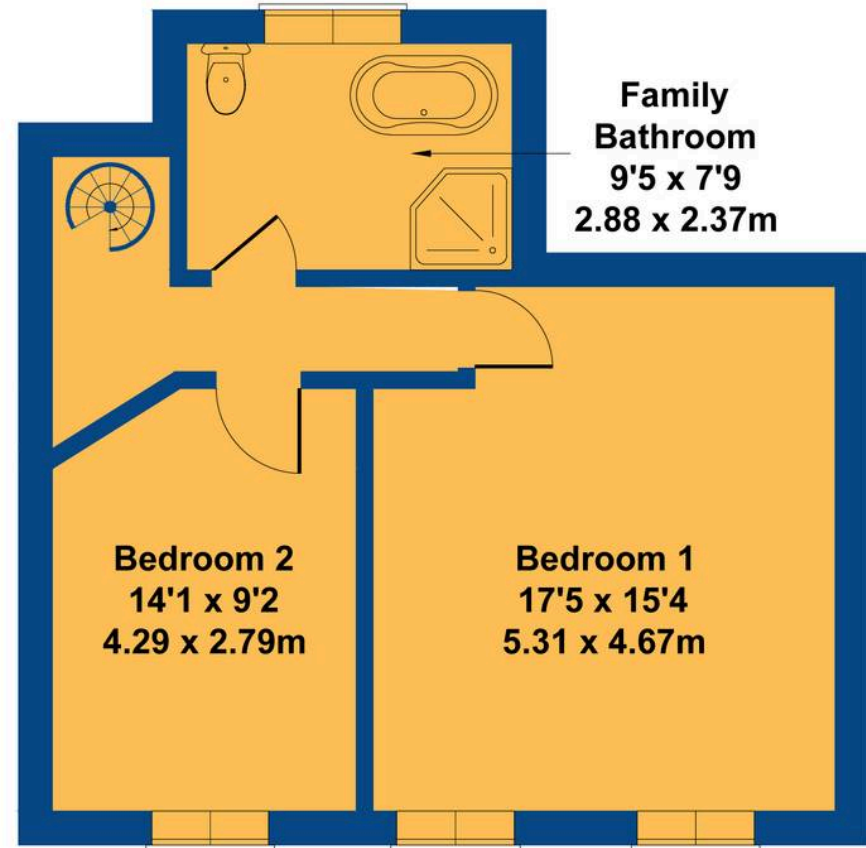


# Hill Cottage

Approximate Gross Internal Area  
926 sq ft - 86 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.





## Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

[llantwitmajor@chris-davies.co.uk](mailto:llantwitmajor@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.