





## 2 The Cross Keys

Llantwit Major, Llantwit Major

NO FORWARD CHAIN. SUPERB SEMI DETACHED HOME in a prime location in the heart of the desirable WEST END 'village' of Llantwit Major, close to local shops, pubs, train station and amenities, and within easy access of the Heritage Coastline. The townhouse has been significantly modernised throughout and briefly comprises cloakroom/WC, October 2023 Wickes kitchen with solid wood tops, and sitting room to the ground floor. To the first floor are three bedrooms and a family bathroom. Outside to the front is a small garden area, and to the rear there is a low maintenance sunny garden with a parking space. The property enjoys gas central heating with a 2018 BAXI COMBINATION BOILER (serviced yearly), 2021 UPVC windows and doors (10 year guarantee from 2021), and 2023 new flooring throughout. Rarely available in this part of town, the cottage would be suitable for an individual or couple looking for a property with a difference, or as an investment property as a holiday let/AirBNB. Viewings are highly recommended to fully appreciate the standard of presentation throughout.





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Please note there is a very long lease in place. Further information regarding the property includes; Leasehold: 1,000 year lease from 1833 (circa 809 years remaining). There is a peppercorn rent in place which has never been collected - however an indemnity policy is in place as security/peace of mind. No maintenance charges. Please note the pub garden to the rear has restrictions in place on its use - please see agent for further details. The garden and parking to the rear is Freehold. Mains gas and water. Standard construction.

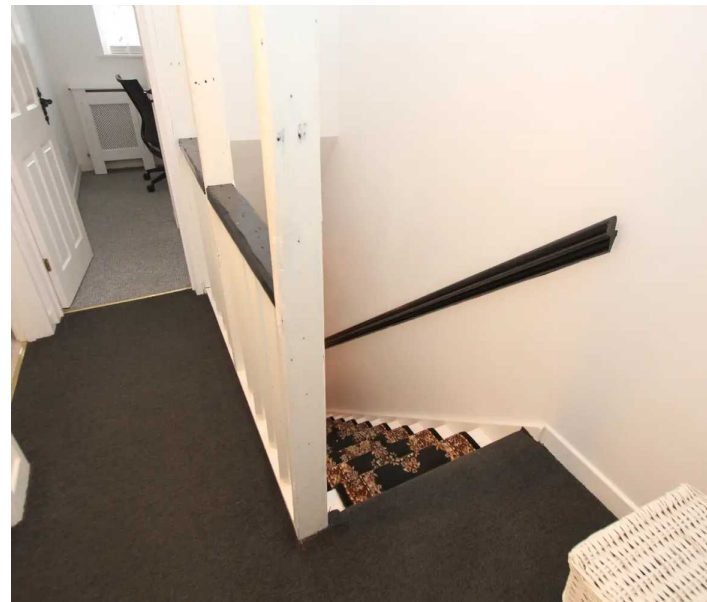
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- EPC C71. 3 BEDROOMS.
- SEMI DETACHED TOWN HOUSE.
- CLOAKROOM/WC.
- PARKING. GCH COMBI. UPVC.
- KITCHEN/BREAKFAST ROOM.
- WELL PRESENTED THROUGHOUT.





## GROUND FLOOR

### Cloakroom/WC

UPVC opaque window to front. Low level WC. Radiator. Vinyl floor covering. Wash hand basin. Area of coats etc.

### Kitchen/Breakfast Room

10' 10" x 10' 6" (3.30m x 3.20m)

UPVC windows to front. Fully fitted kitchen comprising eye level cupboards, base units with solid wood work tops over and drawers. Belfast sink with mixer tap. Integrated gas hob with oven and hood. Space for white goods. Radiator. Vinyl floor covering. Partially tiled walls. Space for breakfast table and chairs. Door to sitting room.

### Sitting Room

14' 0" x 14' 8" (4.27m x 4.47m)

UPVC window to rear. Glazed UPVC door to rear with tiled canopy and outdoor light. Wood effect flooring. Under stairs cupboard. Radiator.

## FIRST FLOOR

### Landing

Loft access. Doors to bedrooms and family bathroom.

### Family Bathroom

6' 9" x 5' 10" (2.06m x 1.78m)

UPVC opaque window to rear. Roll top bath with mixer shower over and telephone style mixer shower attachment. Pedestal wash hand basin. Low level WC. Radiator. Vinyl floor covering. Partially tiled walls.

### Bedroom 1

7' 7" x 12' 2" (2.31m x 3.71m)

UPVC window to rear. Radiator.





### Bedroom 2

7' 7" x 13' 11" (2.31m x 4.24m)

UPVC window to front. Radiator.

### Bedroom 3

5' 11" x 5' 11" (1.80m x 1.80m)

UPVC window to front. Radiator. Over stairs cupboard.

### Hallway

Opaque glazed front entrance door. Radiator. Wood effect flooring. Stairs to first floor. Door to cloakroom/WC and kitchen/diner.





## **GARDEN**

Front - low maintenance enclosed paved area. Gate. Tiled to porch and outdoor lighting.

## **GARDEN**

Rear Garden - Storage area to side. An enclosed low maintenance garden with gate for access to parking space. Sheds. Please note, at the back of the garden the fence opens (like a big gate).

## **ALLOCATED PARKING**

1 Parking Space

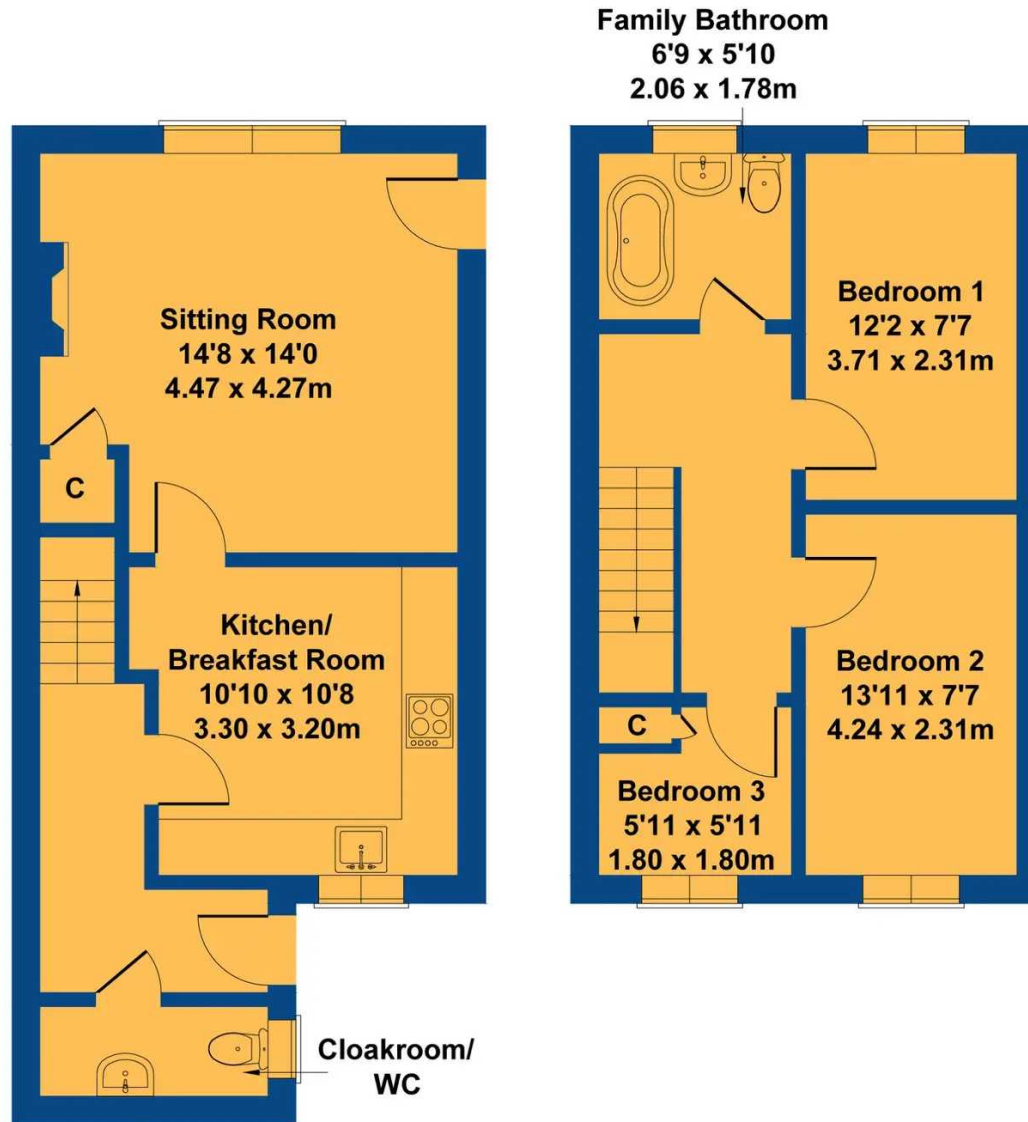
Parking space for 1 car to the rear. Please note that the current owners have used the second car parking space to extend their garden into. This could be reversed if a desire for two parking space.





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Approximate Gross Internal Area  
818 sq ft - 76 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.





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