





## Glan Y Mor Bakers Lane

Llantwit Major, Llantwit Major

No forward chain with this extended period cottage located in one of the most sought after areas in the Vale of Glamorgan, the 'village' west end of Llantwit Major. Glan Y Mor has been in the same family for many years, and this rare opportunity to acquire such a cottage in the heart of old west end briefly comprises; to the ground floor - entrance hallway, two reception rooms, kitchen with composite work tops and wet room. To the first floor, there are two double bedrooms. The cottage previously had three bedrooms, the third bedroom could be reinstated if desired - or the addition of a first floor bathroom potentially. Outside there are enclosed gardens laid to lawn at the front and rear of the property. Potential for a driveway to front subject to the usual consents. The current owner parks in a no allocated position adjacent to the cottage on the other side of the lane. The property enjoys gas central heating and UPVC windows and doors where described. Please note, we believe that the footings for the extension will take a second story subject to the usual consents. Viewings are highly recommended to full appreciate the superb location and potential to further improve. Council Tax band: E Tenure: Freehold EPC Energy Efficiency Rating: E





## Glan Y Mor Bakers Lane

Llantwit Major, Llantwit Major

- SEMI DETACHED PERIOD COTTAGE.
- 2 RECEPTION ROOMS. EPC: E48.
- 2 DOUBLE BEDROOMS.
- GCH. UPVC. NO FORWARD CHAIN.
- FRONT AND REAR GARDENS.
- WEST END LOCATION.





## GROUND FLOOR

### Entrance Hallway

UPVC opaque glazed front entrance door. Radiator. Doors to sitting room and reception room two. Quarry tiles. Stairs to first floor.

### Reception Room 2

14' 9" x 9' 7" (4.50m x 2.92m)

UPVC window to front. Radiator. Wood effect flooring. Period open fireplace.

### Sitting Room

13' 5" x 15' 5" (4.09m x 4.70m)

UPVC window to front. Radiator. Wood effect flooring. Gas fire with back boiler providing the central heating and hot water. Under stairs cupboard. Glazed door to kitchen.

### Kitchen

7' 2" x 16' 7" (2.18m x 5.05m)

UPVC window to rear. UPVC opaque glazed door to rear. Vinyl floor covering. Fully fitted replacement kitchen comprising eye level units, base units with drawers and solid composite work surfaces over. Ceramic sink with mixer tap. Radiator. Storage cupboard with space for tumble dryer. Induction hob with oven. Built in fridge freezer. Space for washing machine. Door to wet room.

### Wet Room

6' 2" x 6' 5" (1.88m x 1.96m)

Low level WC. Vertical radiator. Radiator. Pedestal wash hand basin. Shower enclosure with electric mixer shower. Opaque window to rear. Non slip flooring. Ceramic wall tiles. Radiator.





## FIRST FLOOR

### Landing

UPVC window to rear. Doors to bedrooms.

### Bedroom 2

9' 8" x 15' 8" (2.95m x 4.78m)

UPVC window to front. Radiator.

### Bedroom 1

15' 9" x 17' 10" (4.80m x 5.44m)

UPVC windows to front. Radiator. Airing cupboard with hot water tank. Loft access.





## GARDEN

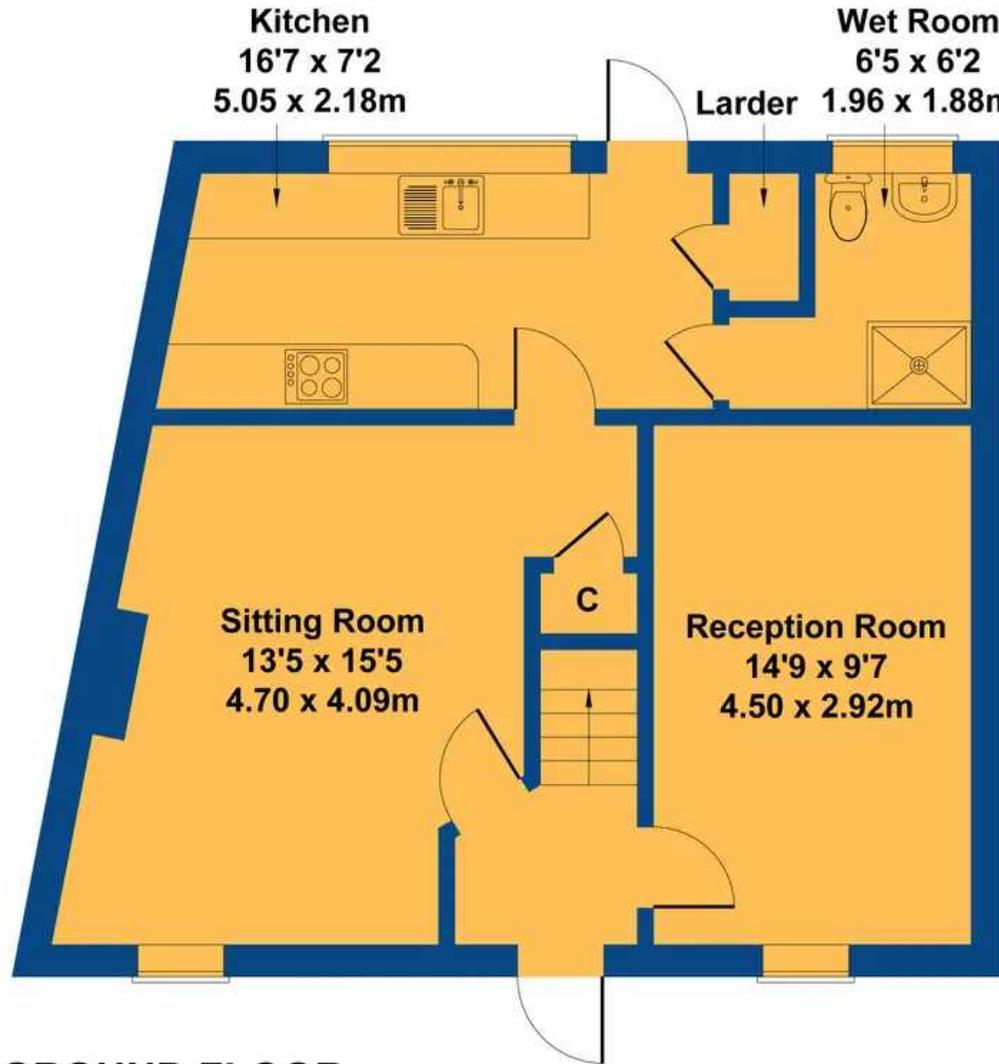
Front Garden - an enclosed garden with original stone walls. Gate. Laid to lawn. Rear Garden - An enclosed garden laid to lawn, with an original stone garden wall, shed and seating area. There is a store/shed which contains the plumbing for a WC which was once present.



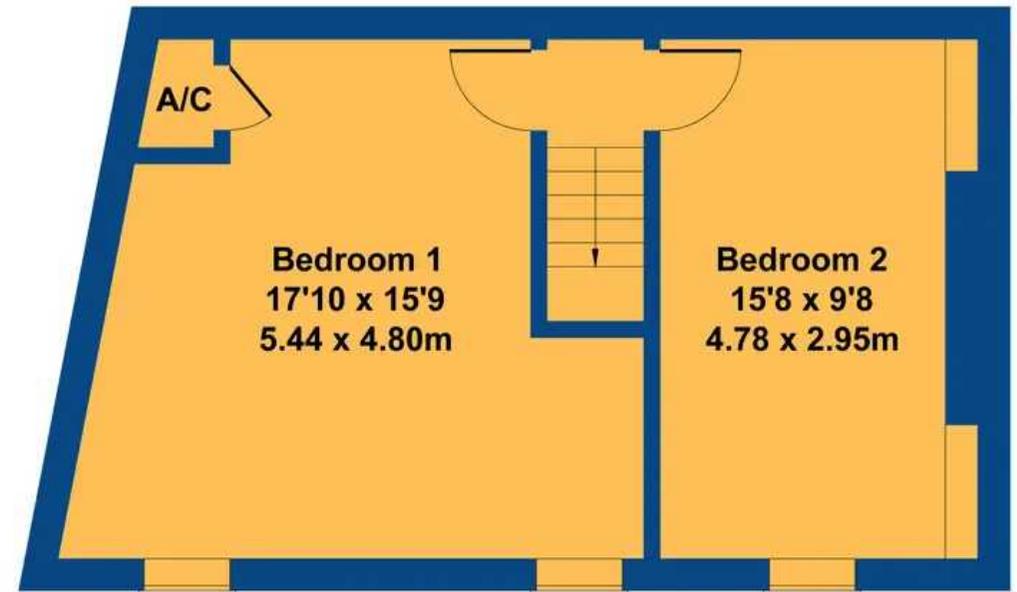


# Glan Y Mor

Approximate Gross Internal Area  
1023 sq ft - 95 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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



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