





## Tynewydd Colhugh Street

Llantwit Major, Llantwit Major

In one of the most sought after locations in the Vale of Glamorgan lies this end of terraced charming character cottage, within walking distance of the Heritage Coastline and beach. Rarely available, Ty- Newydd comprises entrance hallway, sitting room with LOG BURNER, kitchen/breakfast room, rear porch and cloakroom/WC to the ground floor. To the first floor are two double bedrooms and family bathroom. The impressive master bedroom is of generous size and has dual aspect windows. Outside, there is a low maintenance garden to the rear. The property enjoys UPVC windows and gas central heating. Colhugh street ('Beach Road') is a sought after mature location in Llantwit Major, within easy reach of local shops, schools, pubs, amenities and buss and train stations. Viewings are highly recommended to fully appreciate the feeling of space and central 'village' position in the old part of the town.



- CHARMING COTTAGE.
- 2 DOUBLE BEDROOMS.
- LOG BURNER. GCH. UPVC.
- CLOAKROOM/WC.
- SOUGHT AFTER LOCATION.
- NO FORWARD CHAIN.





## GROUND FLOOR

### Entrance Porch

Ceramic floor tiles. Opaque glazed front entrance door to entrance hallway.

### Entrance Hallway

Stairs to first floor. Doors to sitting room. Vertical radiator. Wood effect flooring.

### Sitting Room

Dimensions: 13' 0" x 14' 7" (3.96m x 4.44m). UPVC window to front. Radiators. Wood effect flooring. Clear view log burner with slate hearth (2017). Door to kitchen.

### Kitchen/Breakfast Room

Dimensions: 12' 0" x 11' 3" (3.65m x 3.43m). UPVC window to rear. Radiator. Wood effect flooring. Under stairs cupboard. Door to rear hallway. Wall mounted modern Worcester gas boiler providing the central heating and hot water. Fully fitted kitchen comprising eye level units, base units with drawers and work surfaces over. Inset two bowl stainless steel sink with mixer taps. Space for white goods and gas cooker. Partially tiled walls. Walk in pantry.

### Cloakroom/WC

Dimensions: 3' 7" x 4' 0" (1.09m x 1.22m). UPVC opaque window to side. Radiator. Pedestal wash hand basin. Low level WC. Vinyl floor covering.

### Rear Hallway

Opaque glazed door to rear. Wood effect flooring. Door to cloakroom/WC.

## FIRST FLOOR

### landing

Doors to bedrooms and bathroom. UPVC window to side. Loft access.





### **Bedroom 1**

Dimensions: 12' 5" x 17' 0" (3.78m x 5.18m). UPVC windows to front. Radiators. Built in wardrobe. Please note, this room could easily be split into two bedrooms making the cottage a 3 bedroom property.

### **Bedroom 2**

Dimensions: 10' 6" x 11' 7" (3.20m x 3.53m). UPVC window to rear. Radiator. Stripped solid wood floor boards. Built in wardrobe.

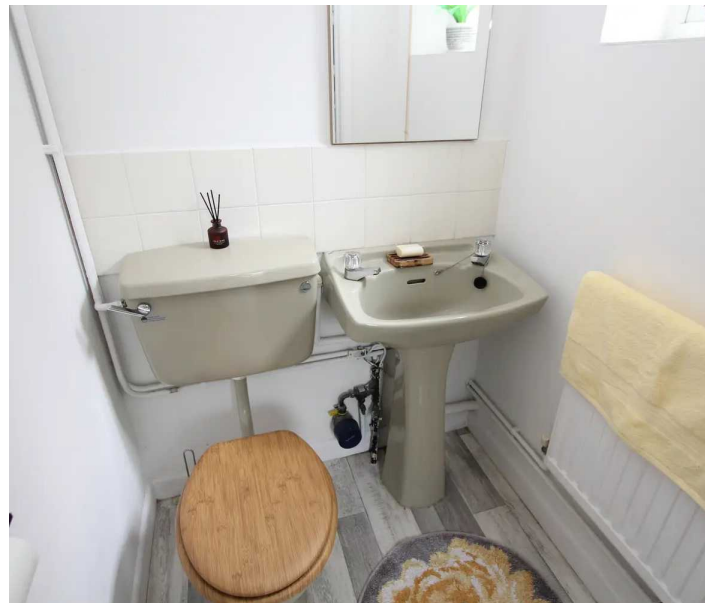
### **Family Bathroom**

Dimensions: 8' 4" x 6' 11" (2.54m x 2.11m). UPVC opaque window to rear. Low level WC. Pedestal wash hand basin with period style taps. Panelled bath with electric mixer shower over and period style taps. Partially tiled walls. Low level WC. Radiator. Airing cupboard containing hot water tank (this could be removed to allow for more space/shower etc if a combination boiler was installed to the ground floor). Stripped solid wood floor boards.

### **OUTSIDE**

#### **Rear Garden**

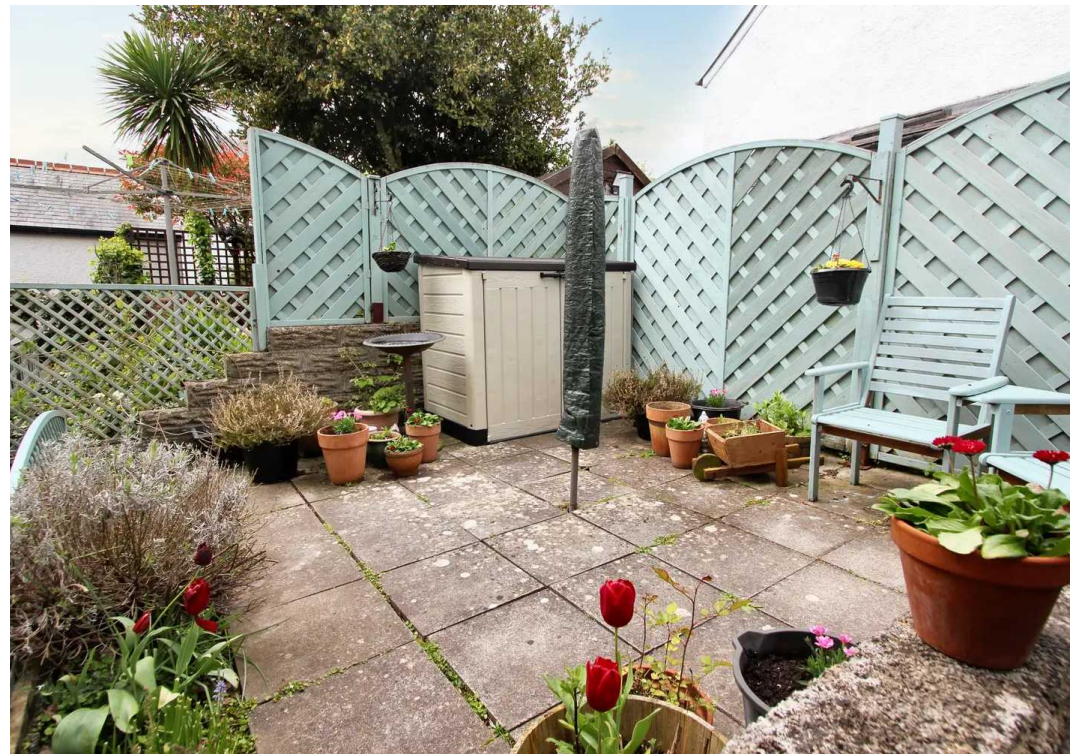
Dimensions: 16' 0" x 15' 0" (4.87m x 4.57m). An enclosed private garden with stone walls and low maintenance paving. mature border of shrubs and flowers etc. Water tap.







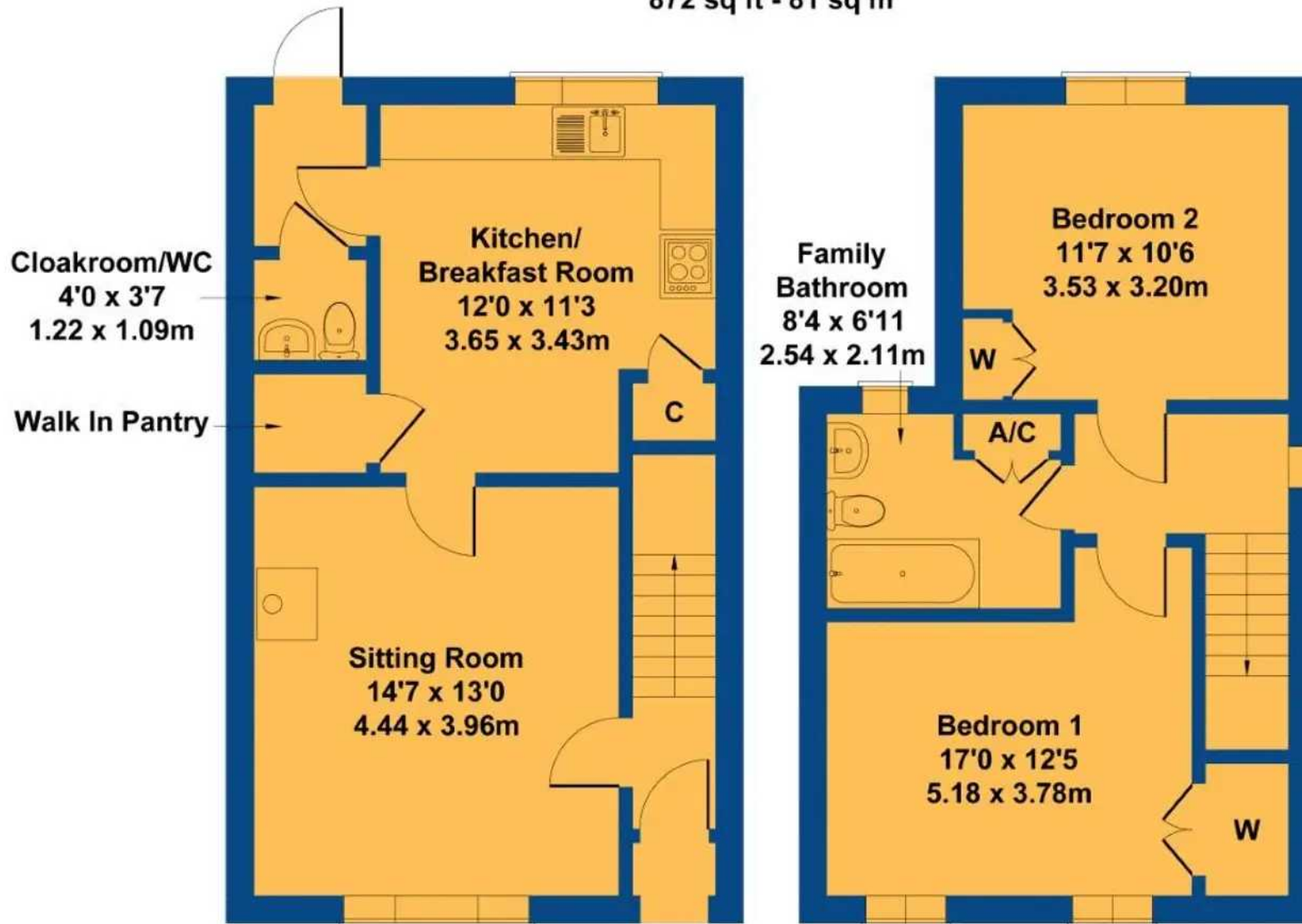






# Tynewydd

Approximate Gross Internal Area  
872 sq ft - 81 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.



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