





The Rise Colhugh Street

Llantwit Major, Llantwit Major

A truly superb opportunity to acquire a period five bedroom property in the heart of Llantwit Major, on the popular and well regarded Colhugh Street 'beach road', Vale of Glamorgan. This unique property comprises entrance hallway, two reception rooms, kitchen, conservatory, utility room and cloakroom/WC to the ground floor. The basement/cellar has two rooms, one of which is used as a workshop. Meat hooks still to be found on the ceiling! To the first floor there are 4 bedrooms, family bathroom and en-suite to the master bedroom. To the second floor attic, there is a further 5th bedroom and shower room. Outside to the front is a low maintenance garden area. To the rear is a lovely mature private garden with outbuilding (workshop or garage for a small car) which has the potential for conversion to living accommodation subject to the usual consents. a planning request has recently been submitted for a driveway. Plans are available from the agent. The property enjoys gas central heating with a combination boiler, Sash windows, period doors and architraves, log burner and quarry tiles. The property comes with NO FORWARD CHAIN. Viewings highly recommended to appreciate the family space, garden and character the property exudes. Council Tax band: F



Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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- PERIOD FAMILY HOME.
- 5 BEDROOMS.
- 2 RECEPTION ROOMS.
- UTILITY ROOM. GCH COMBI.
- CONSERVATORY. CLOAKROOM/WC.
- 3 BATHROOMS.
- WORKSHOP/GARAGE.
- LOG BURNER. PERIOD FEATURES.
- NO FORWARD CHAIN.





GROUND FLOOR

Entrance Hallway

Stairs to first floor. Radiator. Doors to reception room 1, 2 and rear hallway.

Reception Room 1

14' 11" x 13' 3" (4.55m x 4.04m)

Sash bay window to front. Radiator. Fireplace surround with wrought iron open fire grate.

Reception Room 2

12' 2" x 15' 6" (3.71m x 4.72m)

Sash bay window to front. Radiator. Wrought iron log burner. Opening to kitchen.

Kitchen

10' 1" x 11' 10" (3.07m x 3.61m)

Windows to rear. Radiator. French doors to conservatory. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset electric induction hob with oven. Inset stainless steel one and a half bowl sink with mixer tap. Space for white goods.

Conservatory

15' 8" x 14' 2" (4.78m x 4.32m)

French doors to rear. Ceramic floor tiles. Lighting.

Rear Hallway

Glazed door to rear porch. Quarry tiled flooring. Window. Glazed door to cellar. Door to utility room.

Rear Porch

Door to Cloakroom/WC. Space for white goods. Ceramic sink. Door to rear.

Cloakroom/WC

Low level WC. Wash hand basin. Window to rear.





Utility Room

11' 11" x 10' 5" (3.63m x 3.18m)

Sash window to rear. Radiator. Quarry floor tiles. Storage cupboards.

BASEMENT/CELLAR

Room 1

11' 11" x 20' 6" (3.63m x 6.25m)

Window to front. Ceramic floor tiles. Fireplace. Door to room 2.

Room 2/Workshop

11' 3" x 11' 11" (3.43m x 3.63m)

Window to front. Built in work benches and tool boards.

FIRST FLOOR

Landing

Window to rear. Under stairs cupboard. Airing cupboard containing the Vaillant combination boiler providing the central heating and hot water. Doors to bedrooms and bathroom. Linen cupboard.

Family Bathroom

7' 4" x 8' 5" (2.24m x 2.57m)

Sash windows to rear. Radiator. Low level WC. Wash hand basin. Panelled bath with mixer shower attachment over. Vinyl floor covering. Partially tiled walls.

Bedroom 1

15' 6" x 11' 5" (4.72m x 3.48m)

Sash bay window to front. Built in wardrobe. Wash hand basin with mixer tap. Sash window to side. Vertical radiator. Door to en-suite. Built in bed and storage.

En-Suite 3' 0" x 10' 2" (0.91m x 3.10m)

Window to rear. Low level WC with period toilet seat. Wash hand basin. Vinyl floor covering. Shower enclosure with mixer shower. Vertical radiator.





Bedroom 2

10' 8" x 12' 7" (3.25m x 3.84m)

Sash window to rear. Built in wardrobes. Radiator.

Bedroom 3

15' 4" x 12' 6" (4.67m x 3.81m)

Sash windows to front. Radiator. Built in wardrobe.

Bedroom 4

8' 10" x 7' 5" (2.69m x 2.26m)

Sash window to front. Radiator.

SECOND FLOOR/ATTIC

Landing

Doors to bedrooms and shower room. Storage.

Shower Room

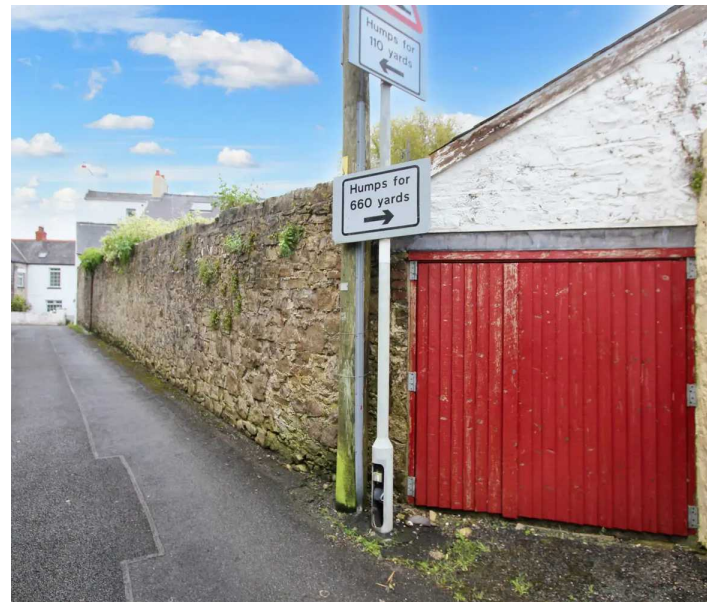
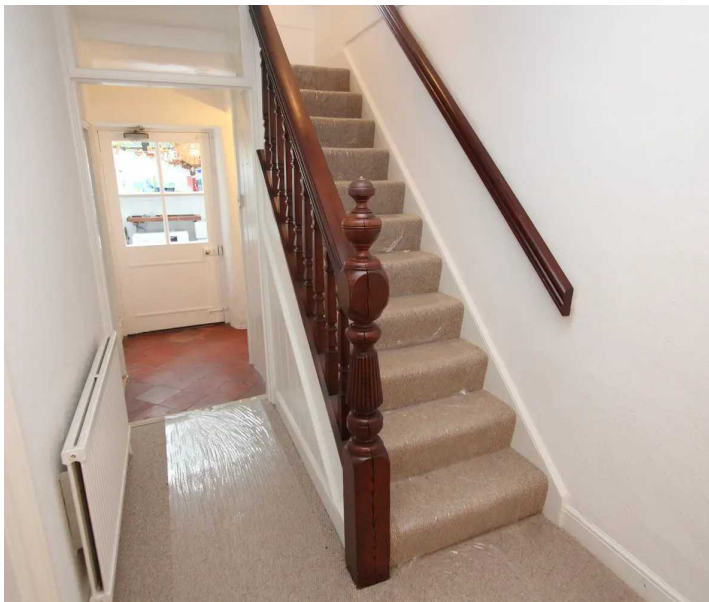
10' 1" x 10' 4" (3.07m x 3.15m)

Window to side. Velux to rear. Low level WC. Shower enclosure with mixer shower. Wood effect flooring. Wash hand basin with mixer tap.

Bedroom 5

15' 10" x 11' 8" (4.83m x 3.56m)

Velux to rear. Window to rear. Radiator.





GARDEN

Rear Garden - An impressive enclosed private cottage style garden, with lean to area for bins and wood store, water tap, mature trees and shrubs, vegetable patches, fruit trees, and slated lean to paved area for table and chairs etc. Site of proposed parking area/driveway (subject to planning approval).

GARDEN

Workshop/Garage for small car. 12'x 12' Potential for conversion to living accommodation subject to planning consent. Or for use as a workshop or parking for a small vehicle. Access from Methodist Lane.

GARDEN

Front Garden - low maintenance enclosed garden, with wrought iron gate. Gate to rear garden.





The Rise
 Approximate Gross Internal Area
 2863 sq ft - 266 sq m



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



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