





Buckland Cottage Higher End

St. Athan, Barry

An opportunity to acquire a deceptively spacious extended period cottage located on a sought after mature road in St Athan village. Briefly the property comprises entrance porch, sitting room, kitchen/diner, cloakroom and WC to the ground floor. To the first floor are three bedrooms, shower room and family bathroom. outside there is the garage to the front, and to the rear is an impressive mature garden with workshop, summerhouse/outbuilding etc. The property enjoys, UPVC windows and doors, and gas central heating with a combination boiler. Viewings are highly recommended to fully appreciate this family home and its setting. Buckland cottage is a short walk from the village shops, schools, and amenities, and within easy ready of the towns of Llantwit Major and Cowbridge and the Heritage Coastline with its beaches. Council Tax band: D Tenure: Freehold



- MID TERRACED PERIOD HOME.
- EXTENDED. 3 BEDROOMS.
- 2 BATHROOMS. UPVC.
- GCH COMBI. WORKSHOP.
- SUMMERHOUSE/OUTBUILDING.
- GARAGE. VILLAGE LOCATION.
- CLOAKROOM/WC.



GROUND FLOOR

Entrance Porch

Glazed front entrance stable door. Glazed door to sitting room.

Sitting Room

17' 9" x 12' 6" (5.41m x 3.81m)

UPVC window to front. Radiator. Stairs to first floor. Double sliding doors to kitchen/diner.

Kirtchen/Diner

14' 4" x 14' 10" (4.37m x 4.52m)

UPVC windows to rear. Radiator. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Free standing 5 burner gas cooker. Space for white goods and dining room table and chairs. Wood effect flooring. UPVC sliding doors to conservatory. Door to rear porch.

Rear Porch

Door to cloakroom/WC and UPVC door to rear.

Cloakroom/WC

Low level WC. Window to side.

Conservatory

10' 8" x 6' 7" (3.25m x 2.01m)

UPVC glazed door to rear.

FIRST FLOOR

Landing

UPVC window to side. Airing cupboard containing the gas combination boiler providing the central heating and hot water. Door to bedrooms, family bathroom, and shower room.

Bedroom 1

11' 1" x 18' 8" (3.38m x 5.69m)

UPVC window to front. Radiator.

Bedroom 2

13' 0" x 10' 0" (3.96m x 3.05m)

UPVC window to front. Radiator.





Bedroom 2

13' 0" x 10' 0" (3.96m x 3.05m)
UPVC window to front. Radiator.

Bedroom 3

8' 8" x 12' 2" (2.64m x 3.71m)
UPVC windows to rear and side. Built in wardrobes.
Radiator.

Family Bathroom

10' 5" x 5' 9" (3.18m x 1.75m)
UPVC window to rear. Low level WC. Panelled bath with
mixer shower attachment. Radiator. Pedestal wash
hand basin. Vinyl floor covering. Ceramic wall tiles.

Shower Room

4' 5" x 4' 11" (1.35m x 1.50m)
Shower enclosure with electric mixer shower. UPVC
window to rear.





GARDEN

Front garden - an enclosed low maintenance area.
Rear Garden - an impressive garden, enclosed, with workshop (power and lighting), decking area. There may be a possible right of way over the neighbouring property from the gate to the side. Pond. Mature fruit trees. Vegetable patch. Greenhouse. Chicken shed/house. Summerhouse/outbuilding (15'x15') with power and lighting. Please note, we believe there to be planning for a new development of houses in the nearby land.

GARAGE

Single Garage

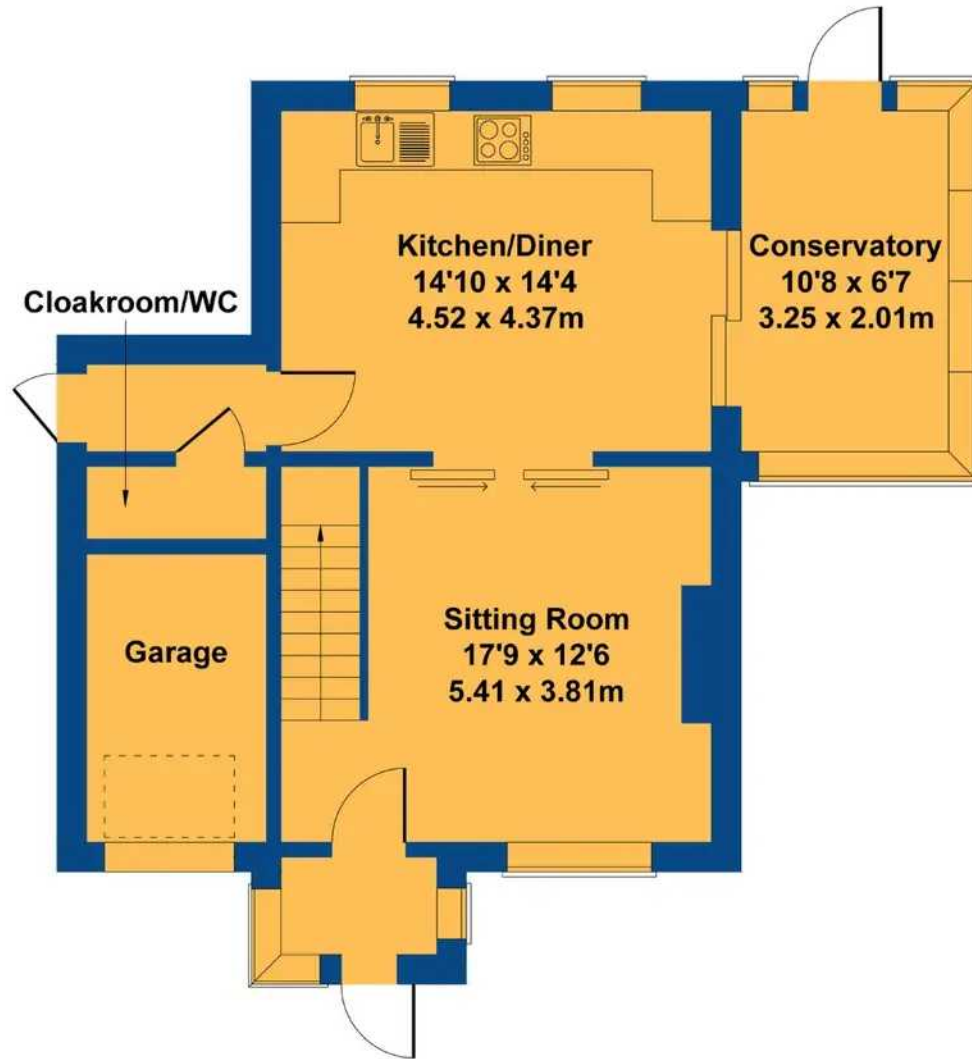
Up and over door. Parking for 1 car.



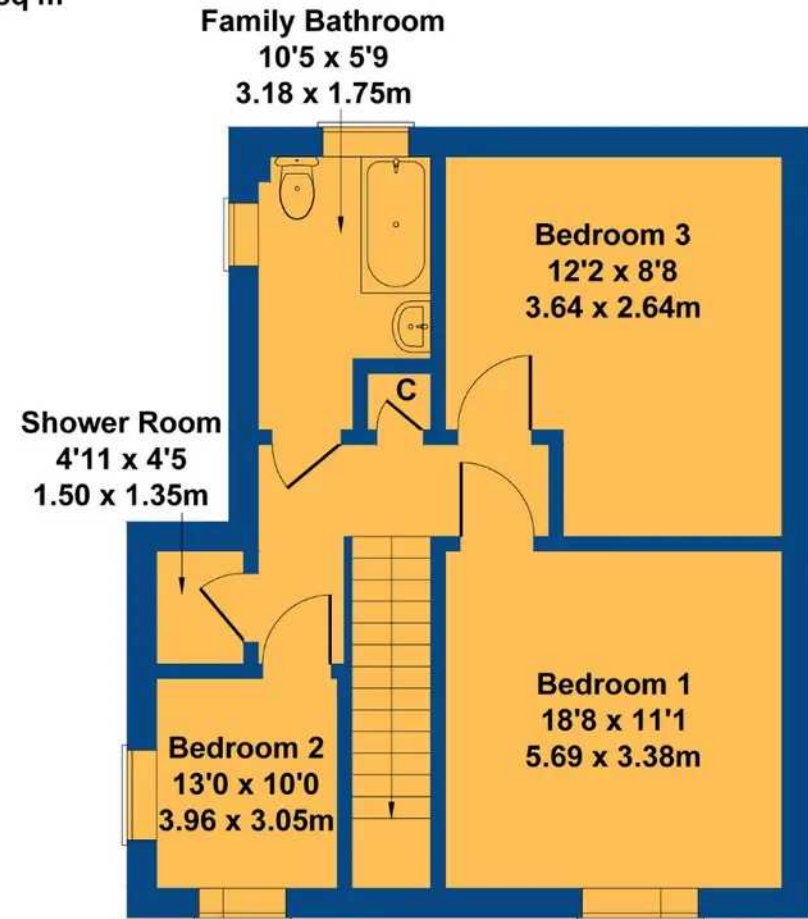


Buckland Cottage

Approximate Gross Internal Area
1023 sq ft - 95 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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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.