



NAVRON, THE CAUSEWAY,
BOVERTON, LLANTWIT MAJOR, VALE OF GLAMORGAN, CF61 1UH

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A CHARMING, GRADE II LISTED CHARACTER COTTAGE WITH SURPRISINGLY LARGE GARDEN PLOT.

- Cardiff City Centre 17.1 miles
- Cowbridge 6.3 miles
- M4 (J35) 10.1 miles

Accommodation and amenities

Porch • Lounge • Dining Room • Kitchen
Shower Room / W.C.

Two Double Bedrooms

Mature Garden • Useful Stone Outbuildings

No Onward Chain • Immediate Vacant Possession



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Established 150 Years

1857 - 2007



SITUATION

The Historic Town of Llantwit Major offers a good range of shopping, educational, sporting and social facilities with regular train and services to Barry, Cardiff and Bridgend. The M4 Motorway is approximately 9 miles distance and Cardiff (Wales) Airport approximately 7 miles to the east. Llantwit Major beach is located about 1 mile south of the property and is part of the Glamorgan Heritage Coast with its excellent 17 mile run of coastal footpaths and high quality cliff scenery.

DESCRIPTION OF PROPERTY

Access is gained through the front door in to a small entrance hall. A straight flight of stairs leads to the first floor landing and bedrooms. A door to the left opens in to the main lounge. The lounge is a good sized room with window to the front elevation and feature working fireplace, A door then opens in to the dining room which is also a good sized room with window to the rear elevation. There is also a kitchen with matching wall and base units and a shower room / w.c. to the rear of the property. To the first floor, two good double bedrooms offering plenty of space for free standing bedroom furniture.

GARDENS AND GROUNDS

Navron sits in a surprisingly deceptive garden plot. There is a small courtyard area which provides access to the stone outbuilding, which offers useful storage space. Steps up lead to the main lawned area of garden which enjoys a nice sunny aspect whilst offering much privacy and seclusion.

TENURE AND SERVICES

Freehold. All mains services connected.

DIRECTIONS

From Llantwit Major travel in an easterly direction along Boverton Road. Penllwyn Cottage is to the centre of the village, just down the road from the Post Office and General Store.

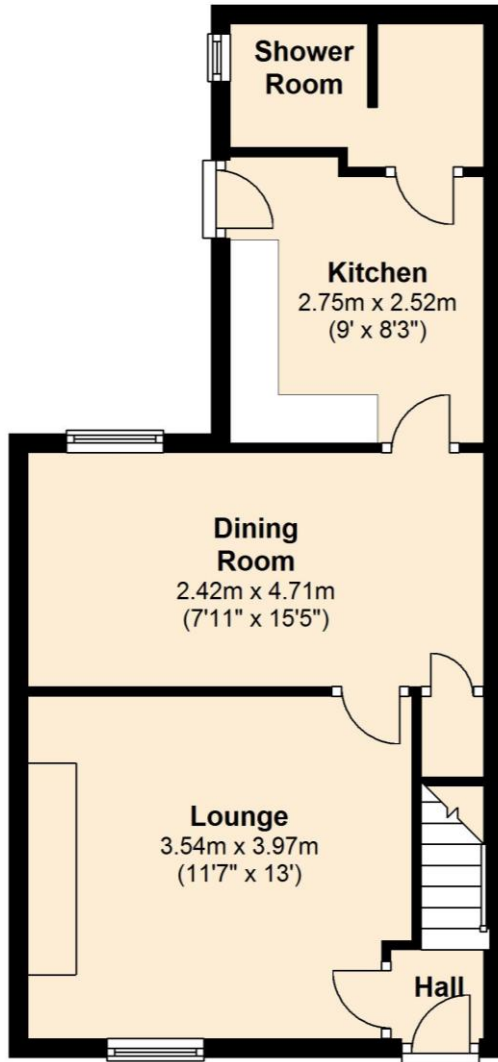
NB

The gas fire in the dining room has been disconnected.



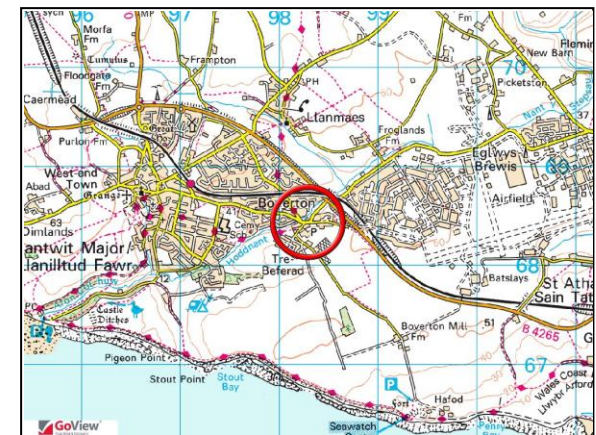
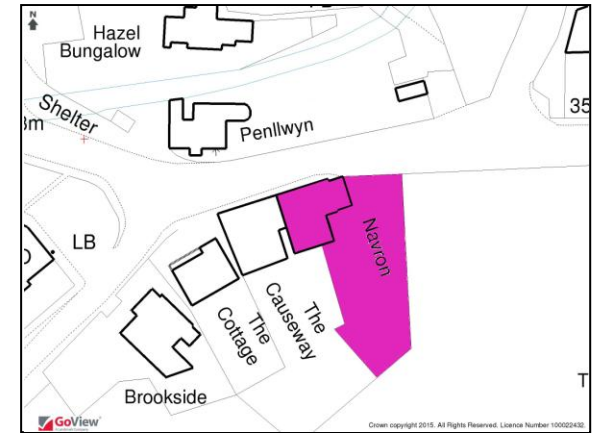
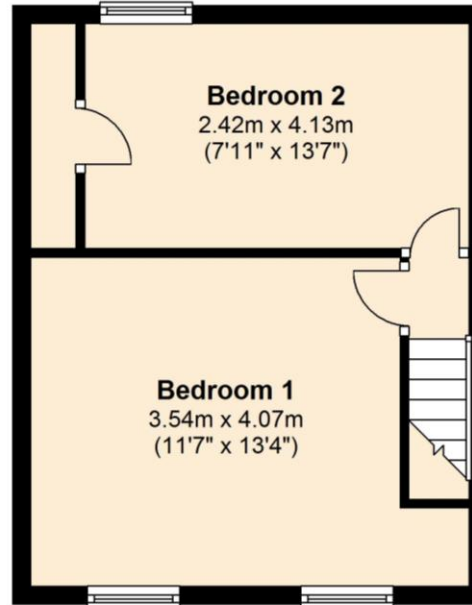
Ground Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



First Floor

Approx. 28.7 sq. metres (308.9 sq. feet)



Any floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. The plans do not form part of any contract.

Total area: approx. 69.1 sq. metres (743.4 sq. feet)



