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St Johns Cottage  
Beggars Pound  
St. Athan, The Vale Of  
Glamorgan, CF62 4PB

## St Johns Cottage

### Guide Price £385,000

A modern three-bedroom detached cottage, built with many characterful features, situated in a sought-after village location.

Modern detached cottage built in 2006

Many characterful features making this unique family home

Sought after location within walking distance of St. Athan village centre

Generous size lounge with part vaulted ceiling with visible roofing timbers

Family room/study plus kitchen/dining room, utility room and ground floor cloakroom

Master bedroom with ensuite shower room

Two further bedrooms one currently used as dressing room

Family bathroom

Ample off-road parking for several vehicles.

Low maintenance garden plot





St. Johns Cottage is a pretty stone fronted, modern detached, three bedroom cottage situated within walking distance of St. Athan village centre. The property boasts many character full features and internal viewing is highly recommended.

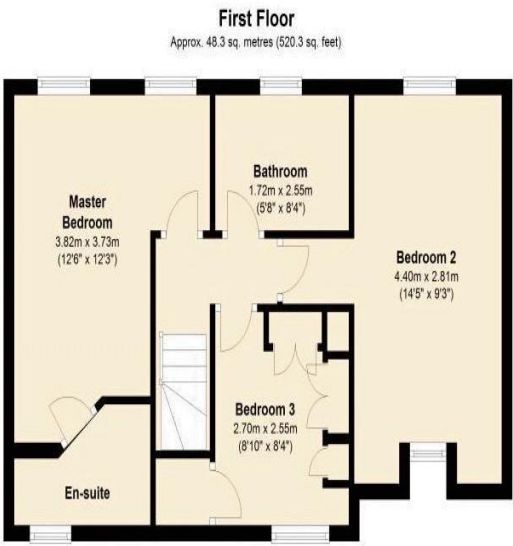
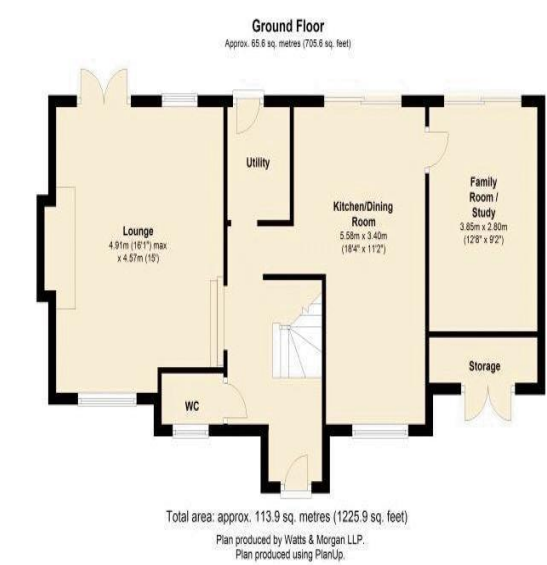
The accommodation comprises ENTRANCE HALL (6'2" x 11'3"), with flagstone floors, stairs rising to first floor landing, exposed brick archway and steps lead down into the generous sized dual aspect LOUNGE (14'8" x 14'8" widening to 16'). This impressive room with window to front plus window and French doors to rear, has a part pitched ceiling with visible roofing timbers and exposed brick inglenook style fireplace, housing a wood burning stove. The room has exposed oak wood flooring. The flagstone floors from the hall continue into the KITCHEN/DINING ROOM (8'4" widening to 9'11" x 17'11"), with window to front and patio doors to rear, the kitchen offers an extensive range of base and wall mounted units, including glazed display cabinets with butchers block effect work surfaces. Space and plumbing for a dual fuel cooking range, integrated dishwasher, space and

plumbing for American style fridge/freezer. Open archway leading to the UTILITY ROOM which has a part glazed stable door to rear. A fitted range of 'Shaker style' base and wall mounted units, with space and plumbing for automatic washing machine and housing a 'Worcester' gas fired central heating boiler. The original garage has been subdivided to create a FAMILY ROOM/ STUDY (12'7" x 9'3") which is accessed off the kitchen/dining room. Patio doors give access to the rear, exposed oak wood flooring.

The first floor LANDING is flooded with light from a small skylight to rear, exposed wooden doors with latch handles give access to the bedroom accommodation. BEDROOM 1 (8'11" widening to 12'2" x 14'7") is a generous size double bedroom with two windows to rear and benefits from an EN-SUITE SHOWER ROOM with a white three-piece suite including: corner shower cubicle with mains rainfall shower fitted, low-level WC, pedestal wash hand basin with full ceramic tiling to floor and walls. BEDROOM 2 (9'2" x 14'2"), is also a

comfortable double bedroom, with windows to front and rear. BEDROOM 3 (8'11" x 8'5"), with window to front is currently presented as a DRESSING ROOM/HOME OFFICE. It has a range of built-in wardrobe cupboards and book shelving, door into a shelved storage cupboard, mezzanine storage area above the stairwell, plus a loft inspection point. The FAMILY BATHROOM (5'7" x 8'4") with window to rear, has a white three-piece suite including: panel bath, low-level WC, pedestal wash hand basin with tiled floors and wall tiling to dado height. Outside to the front of the property is a paved driveway offering parking space for 3 or 4 vehicles.

A brick paved pathway leading to the front door is flanked by lawn and shrub plant borders. To the rear and side of the property is a low maintenance garden with decked and ornate gravel areas. The garden has exposed stone walling with raised flower beds and benefits from outside lighting.





## Directions

From our Cowbridge office, travel in an eastly direction along the High Street and Eastgate turning right at the traffic lights along to the St Athan Road. Continue along this road through the herberts, St Mary Church and New Barn Holdings and into the village of St Athan. Proceed through the village passing the RAF base on the right hand side and golf course on the left hand side. Just as the road starts to decline take the left hand turning passing St Davids Crescent on the right hand side where 'St John Cottage' will be found.

## Tenure

Freehold

## Services

Mains water, drainage, gas and electricity  
Council Tax Band F  
EPC Rating c

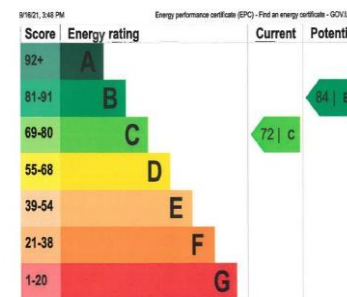
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The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

