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Kenilworth
Station Road
Llantwit Major
The Vale Of Glamorgan
CF61 1ST

Kenilworth

Offers in Excess of
£495,000

A beautiful, Edwardian, castellated double bay fronted detached home, positioned centrally within the Vale coastal town of Llantwit Major, offering extensive parking, beautiful gardens and scope to enhance further.

Double bay-fronted period home with many original features originally built circa 1905

Located centrally in Llantwit Major town with all amenities easily reached

Generous garden plot

Extensive parking and double garage

Scope to extend and enhance further with relevant permissions obtained

Historic, positive pre-planning application to develop the site further





Part-glazed front door opens to the central HALLWAY with timber style flooring, pendant ceiling light and original newel post and spindle stairs rising to the first floor with useful storage under.

Two bay-fronted reception rooms with a generous ceiling height lie either side of the hall.

To the left is a well-balanced and light SITTING ROOM that enjoys a dual aspect with large bay window to the front and a side window. A feature fireplace with decorative tiled and timber mantle.

Opposite is the bay fronted LIVING ROOM with an abundance of light drawn in from a side window and the large front bay. In addition, a central fireplace with tiled hearth and timber surround provides a lovely feature.

To the rear lies and panelled KITCHEN/DINER with a run of traditional units and laminate countertop with inset sink and freestanding oven/hob and grill. Windows to both the kitchen and dining area frame the rear garden beautifully whilst bringing in plenty of light to the space. A glazed door connects to the rear garden. A very useful PANTRY style cupboard offers good storage. Beyond the kitchen lies a panelled UTILITY ROOM with high level wall-mounted cupboards and window to the rear elevation. A three piece WET ROOM with modern fitted WC, sink to the side and shower opposite and frosted window to the back.

Upstairs, off a spacious carpeted LANDING are three double bedrooms and family bathroom. To the front of the property lies BEDROOMS ONE & TWO, both double aspect and generous doubles in size with fitted carpet, pendant ceiling lights, uPVC sash windows to

the front elevation. Bedroom two has an original fireplace and a triple wardrobe to remain.

BEDROOM THREE is a compact double bedroom with carpet laid, attic hatch to ceiling and a sash window taking in elevated views over the garden. A traditionally designed, fully tiled SHOWER ROOM comprises a corner shower enclosure (mains fed) with pedestal wash hand basin and complimenting WC and frosted window to the rear elevation.

A double gated entrance opens to a side driveway that can accommodate three vehicles with a pathway and lawn leading to the front door.

Side access leads to the established rear garden with seating area and pergola taking in pleasant garden and pond views. Beyond the garden extends to a large laid lawn with planted borders, numerous fruit trees offering a great sense of privacy.

Kenilworth benefits from a separately accessed natural stone walled double garage and forecourt with gated access and steps connecting to the house. Historically a positive pre-planning conversation with the Vale of Glamorgan planning office was had to develop the garage and forecourt further. Potential to develop the site could be possible subject to the relevant permissions obtained.





Directions

From our Cowbridge office head in a westerly direction up the high street turning left onto the Llantwit Major Road. Follow this road before reaching a 'T' Junction and turn left. On approaching Llantwit Major and reaching the large roundabout go straight across (second exit). At the second smaller roundabout proceed straight on to High Street taking the next left onto Station Road 'Kenilworth' will be the corner property at the Durrell Street turning as indicated by our 'For Sale' board. WHAT3WORDS: lads.lives.dilute

Tenure

Freehold

Services

Mains gas, electricity, water and drainage (metered water and gas)
Council Tax Band E
EPC Rating E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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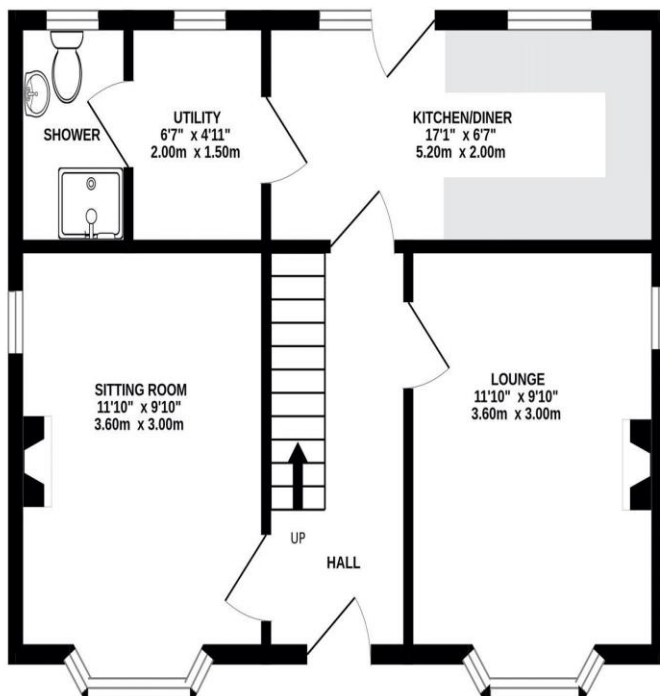
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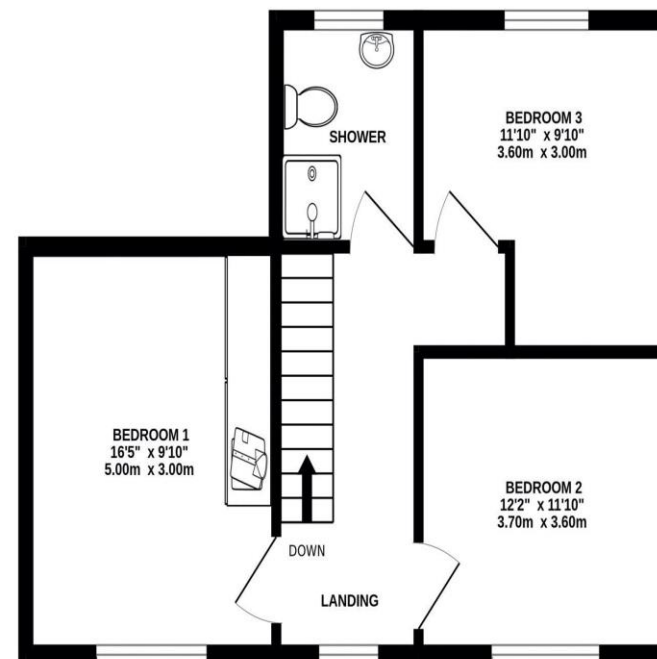
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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