

Chris Davies Estate Agents

www.chris-davies.co.uk



Colhugh Street

, Llantwit Major, Vale of Glamorgan, Wales, CF61 1RE

Rental £1,895 pcm

5 bedroom Semi Detached House available Now

29 Fontygary Road, Rhoose, Vale of Glamorgan, CF62 3DS
info@chrisdavieslettings.co.uk

01446 711900

Opening Times

Mon 09.00 - 17.30; Tues 09.00 - 17.30
Wed 09.00 - 17.30; Thurs 09.00 - 17.30
Fri 09.00 - 17.30; Sat 09.00 - 16.00; Sun Closed

- * Unfurnished
- * Period Features
- * Fuel Burning Fire/Stove

- * Five Bedrooms
- * Three Reception Rooms
- * No Pets

- * Large Garden
- * Close To Train Station
- * Period Cottage

Situation

SUBSTANTIAL REFURBISHED PERIOD HOME IN THE WEST END OF LLANTWIT MAJOR - Generally the property comprises a central hall, 3 reception rooms plus summer room, newly fitted kitchen, utility and cloaks/WC to the ground floor. To the lower level there is a two room basement. To the upper floors there are 5 bedrooms and 3 bathrooms - 2 en-suite. Outside, there is a large mature rear garden ideal for children to play. The property is near to the beach, amenities of Llantwit Major and the rail station is a short walk away. EPC E52; Council Tax Band F; Holding Deposit is £437. Interested parties must have a combined household income of £56,850 to be considered for referencing.

Accommodation

Basement

6.01m (19'9") x 3.05m (10'1")

Access via stone steps from the hall. This leads to a two room basement. First room is 6.1m by 3.5m. With a stone tile flooring, front window, strip light and period door leadin...

Bedroom Five

4.85m (15'11") x 3.47m (11'5")

A newly carpeted double bedroom with side window, radiator and Velux window offering some rural views. Vaulted stlye ceiling with partial limited headroom.

Bedroom Four

2.69m (8'10") x 2.23m (7'4")

A newly carpeted single bedroom with front sash window and radiator.

Bedroom One

4.52m (14'10") x 3.83m (12'7")

A newly carpeted main bedroom which has a front window with Property Ref: inst-1551

Bedroom Three

3.98m (13'1") x 3.17m (10'5")

A newly carpeted double bedroom with rear sash window. Radiator. Range of louvre fronted wardrobes and storage along one wall.

Bedroom Two

4.59m (15'1") x 3.83m (12'7")

A newly carpeted double bedroom with front window and operational sashes. Radiator. Two double wardrobes plus redundant loft hatch.

Breakfast Room / Utility

3.63m (11'11") x 3.01m (9'11")

With a quarry tile floor, this room has a rear window, radiator, storage cupboards and is versatile with respect to its use. Utility area has a tile flooring and doors giving acce...

Cloakroom / WC

1.21m (4'0") x 1.01m (3'4")

With a tile flooring and white suite comprising high level WC and period wash basin. Part stained glass window.

En Suite

3.07m (10'1") x 0.09m (0'4")

Comprising a WC with concealed cistern, period basin with vanity cupboard under and tiled splash back plus a step leads up to a double width shower enclosure which is fully ceramic...

Entrance

Impressive entrance vestibule with period brass pull doorbell. Solid panelled door leads to entrance hallway.

Front

A deep forecourt setting the property back from the road and with an impressive entrance. Part interlocking brick paviour and part nea gravel and with a stone border

Further Information

The deposit required is £2,145

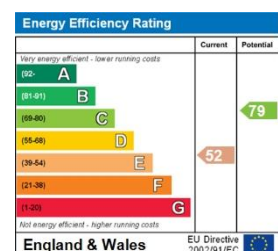
The landlord has requested to include 1. The vines in the summer room and within the garden must be maintained by the contract holder. They are only to be pruned at best. 2. The washing machine, dishwasher and freezer are freestanding and are to remain for the contract holders use. Once the cease to work, they will not be replaced and are to be removed by the contract holder.

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired

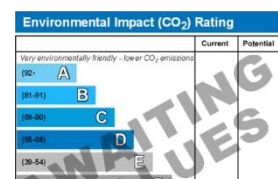
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Creation Date: 17/04/2024

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Chris Davies Estate Agents Ltd, 2024. Chris Davies Estate Agents Ltd Registered in England and Wales No. 04513097