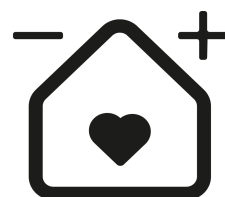




Maes-yr-Haf, Llanmaes

£549,950 Freehold

RENOVATED DETACHED FAMILY HOME. • 3/4 BEDROOM BEAUTIFUL PROPERTY. • SEPERATE DINING ROOM. BREAKFAST AREA. • CLOAKROOM/WC. STUDY. • MATURE GARDENS. QUIET LOCATION. • DRIVEWAY FOR 5 VEHICLES. GARAGE. • EPC D68. VERY SPACIOUS LIVING. • KITCHEN/BREAKFAST ROOM. • SUPERB VILLAGE LOCATION. • READY TO MOVE IN TO.



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An excellent opportunity to acquire this superb detached family home which has been improved and modernised by the current owner, located in the heart of the sought after mature village location in the vale of Glamorgan. The property comprises entrance porch and hallway, sitting room, cloakroom/WC, stunning kitchen/breakfast room with solid marble worktops, dining room, rear hallway, study/bedroom 4 and integral garage to the ground floor. To the first floor are three bedrooms and a family bathroom. Outside there are mature enclosed gardens to the front and rear with driveway providing ample off road parking. Maes Yr Haf enjoys gas central heating with a combination boiler, UPVC windows and doors with French doors from the sitting room, and a balcony from the master bedroom with a sunny aspect. Viewings are recommended to fully appreciate the village location, improvements the seller has made and spacious accommodation throughout.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Additional Key Features

Additional Key Features include; Vale of Glamorgan eight time winner of the 'Best Kept Village' - Llanmaes Beautifully renovated, peaceful, detached village property Impressive, substantially sized family home Exceptionally spacious, generous living space Stunning veranda with glorious views of village cottages All brand new, high quality fittings throughout 'Move in ready' condition Separate dining room and spacious breakfast area Downstairs versatile home office/study/guest room Beautiful, mature and exceptionally generous gardens ideal for families Off main road quiet location Easy access to amenities Parking for five vehicles Viewing highly recommended

GROUND FLOOR

Entrance Porch

UPVC opaque glazed front entrance door with opaque glazed side panels.

Entrance Hallway

Stairs to first floor. Radiator. Porcelain floor tiles. Doors to sitting room, cloakroom/WC and kitchen/breakfast room.

Sitting Room

23' 7" x 12' 7" (7.19m x 3.84m)

UPVC window to front. Radiator. Porcelain floor tiles. Open fire with limestone fireplace surround. UPVC French doors to dining room.

WC

1.63m x 0.86m

UPVC opaque window to front. Low level WC. Wash hand



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Sitting Room

23' 7" x 12' 7" (7.19m x 3.84m)

UPVC window to front. Radiator. Porcelain floor tiles. Open fire with limestone fireplace surround. UPVC French doors to rear. Opening to dining room.

Cloakroom/WC

5' 4" x 2' 10" (1.63m x 0.86m)

UPVC opaque window to front. Low level WC. Wash hand basin with mixer tap.

Kitchen/Breakfast Room

9' 1" x 20' 3" (2.77m x 6.17m)

UPVC windows to front and rear. Porcelain floor tiles. Radiator. Space for dining room table and chairs. Fully fitted new kitchen comprising eye level units, base units with marble work surfaces over. Belfast sink with mixer tap. Belling 5 burner free standing gas cooker. Built in fridge and freezer. Integrated washing machine and dishwasher. Doors to dining room and rear porch.

Dining Room

8' 10" x 8' 6" (2.69m x 2.59m)

Radiator. Porcelain floor tiles. UPVC window to rear. Opening to sitting room.

Rear Porch

Porcelain floor tiles. UPVC glazed door to rear. UPVC window to rear. Doors to study and garage.

Study 3' 10" x 4' 4" (1.17m x 1.34m)

10' 10" x 4' 4" (3.30m x 1.34m)

Upstairs to front. Radiator. Porcelain floor tiles.

FIRST FLOOR



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Study/Bedroom 4

10' 4" x 5' 2" (3.15m x 1.58m)

UPVC window to front. Radiator. Porcelain floor tiles.

FIRST FLOOR

Landing

Loft access. Doors to bedrooms and family bathroom. UPVC window to front. Airing cupboard with the wall mounted Worcester combination boiler providing the central heating and hot water.

Bedroom 1

12' 6" x 20' 9" (3.81m x 6.33m)

UPVC window to rear. Radiator. UPVC French doors to balcony. Balcony provides space for a coffee table and chairs, overlooking the front garden, sunny aspect and village views.

Bedroom 2

11' 2" x 7' 11" (3.40m x 2.41m)

UPVC window to front. Radiator.

Bedroom 3

11' 7" x 9' 1" (3.53m x 2.77m)

UPVC window to rear. Radiator.

Family Bathroom

5' 11" x 8' 7" (1.80m x 2.62m)

Bath with shower attachment. Low level WC. Shower enclosure with mixer shower. Marble wash basin with mirror. Vertical radiator. Porcelain floor tiles.



Llanmaes is a small well regarded village which has won the Best Kept Village Award in previous years, with its





Situation

Llanmaes is a small well regarded village which has won the Best Kept Village Award in previous years, with its reputable Public House, Village Hall and stunning Church. The town of Llantwit Major is just a few minutes drive away. The town offers excellent local facilities including well regarded schooling, shops, leisure and sports facilities. The Old Town is particularly attractive for walks etc. Llantwit Major is a mile in from the Heritage Coastline and its beaches. The good local road network brings major centres within easy commuting distance including the Capital City of Cardiff, Swansea, Bridgend, Barry etc.



Maes Yr Haf

Approximate Gross Internal Area
1550 sq ft - 144 sq m

Kitchen/
Breakfast Room
20'3 x 9'1
6.17 x 2.77m

Dining Room
8'10 x 8'6
2.69 x 2.59m

Sitting Room
23'7 x 12'7
7.19 x 3.84m

Cloakroom/WC
5'4 x 2'10
1.63 x 0.86m

Study/Bedroom 4
10'4 x 5'2
3.15 x 1.58m

Single Garage
17'0 x 8'0
5.17 x 2.45m

Family Bathroom
8'7 x 5'11
2.62 x 1.80m

Bedroom 3
11'7 x 9'1
3.53 x 2.77m

Bedroom 1
20'9 x 12'6
6.33 x 3.81m

Bedroom 2
11'2 x 7'11
3.40 x 2.41m

Balcony

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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