

Min Y Nant, Llanmaes,

Nr Llantwit Major, Vale of Glamorgan, CF61 2ZB

Watts & Morgan



Min Y Nant, Brook Farm, Llanmaes,

Nr Llantwit Major, Vale of Glamorgan, CF61 2ZB

Guide price: £799,950 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A unique family home in this much sought after village offering effortlessly stylish modern home. Double height entrance hallway, dining area and adjacent lounge. Contemporary kitchen and breakfast area with adjoining family room. Also study/playroom, WC and utility room. Four double bedrooms and family bathroom, the principal bedroom having a dressing area, en suite bathroom and a most impressive double height window. "Jack and Jill" bathroom shared by bedrooms one and three. Ample driveway parking; integral garage. Garden to rear including paved patio, heated outdoor pool and a timber summerhouse.







Directions

Cowbridge Town Centre – 4.1 miles

Cardiff City Centre – 14.9 miles

M4 Motorway, J35 Pencoed – 9.3 miles

Your local office: Cowbridge
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E: cowbridge@wattsandmorgan.co.uk





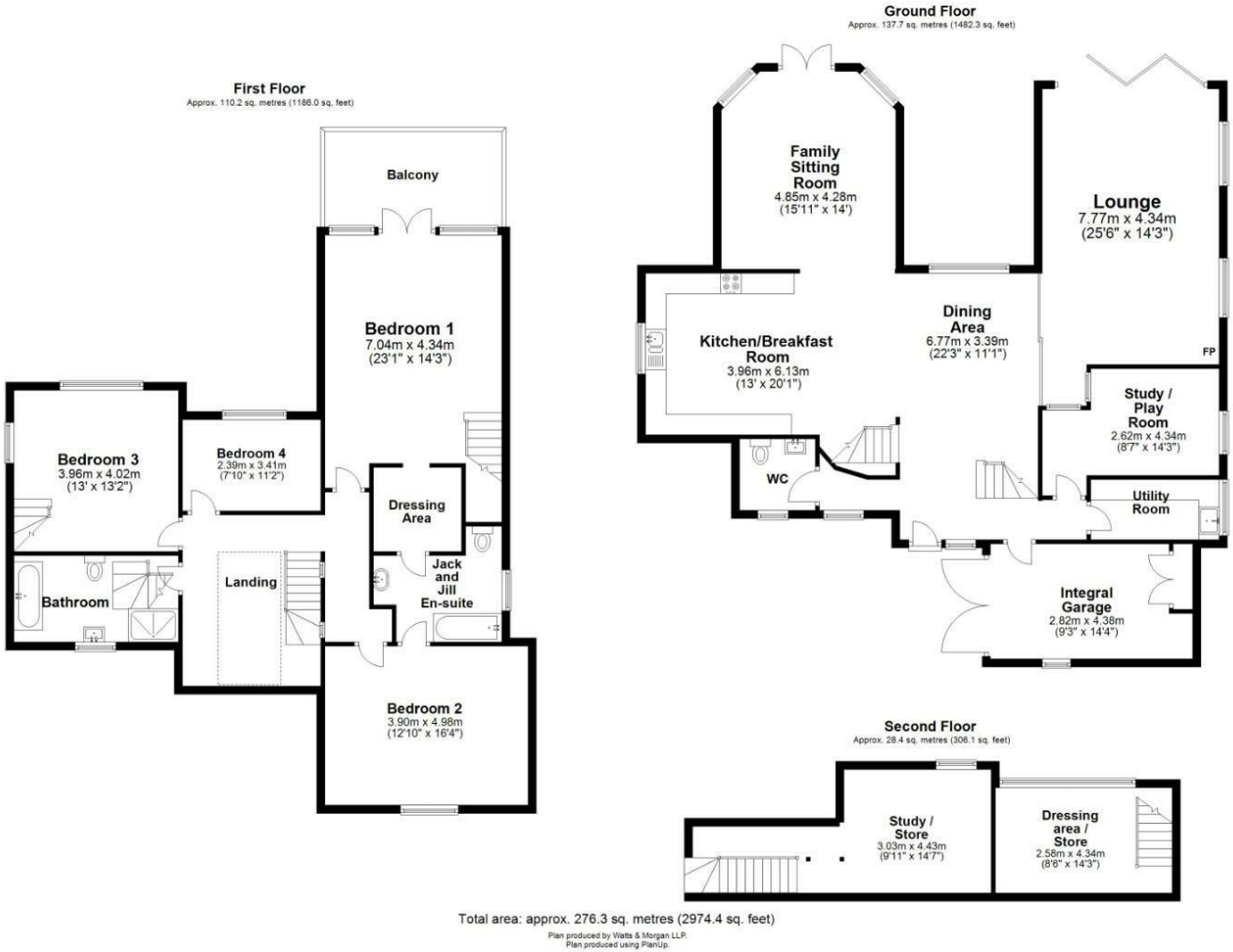


Summary of Accommodation

About the property

Min Y Nant is an effortlessly stylish modern home, kept in exceptional, immaculate order. It provides deceptively spacious family accommodation set within a well proportioned plot and located in one of the ever popular Vale Villages. Entrance porch opens into a ground floor double height hallway with galleried landing over . A tiled floor extends from the hallway throughout the ground floor. A dining area with floor to ceiling glass window positioned to look directly out over fishpond with garden beyond. An extremely broad sliding door can divide the dining area from the lounge and from which bi-fold doors open to the rear garden. It includes a contemporary wood burning stove to one corner. Two steps lead down from the hallway to the kitchen/breakfast room. The kitchen area itself is fitted with a most comprehensive range of storage units with appliances, where fitted, to remain including: gas hob, twin electric ovens, steam oven, microwave/oven combi, coffee machine, warming drawer and fully integrated dishwasher. An American style fridge/freezer is available by separate negotiation; there remains ample room for a dining table. Steps lead up to an additional family sitting room with central doors opening to the rear garden. To the ground floor, there is an addition a neat multi-purpose study/playroom; a cloakroom; and a utility room with space/plumbing for washing machine. A further door opens into the integral garage.

To the first floor, the light-filled galleried landing area has doors leading to all four bedrooms and to the family bathroom. The principal, largest bedroom is of most impressive proportions, open to the pitch of the roof with floor to ceiling glazing and doors opening onto a balcony looking over the rear garden. It includes a dressing area with mirrored wardrobes linking through to a Jack and Jill bathroom. From the bedroom area itself a staircase leads to a versatile dressing area / study / store. There are three further double bedrooms, the third bedroom having shared use of the Jack and Jill en suite bathroom to the master bedroom. The second largest bedroom has a raised sleeping area and stairs up to a further study/playroom space. Stylish family bathroom includes bath and separate shower cubicle.



Any maps and 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. They do not form any part of any contract.

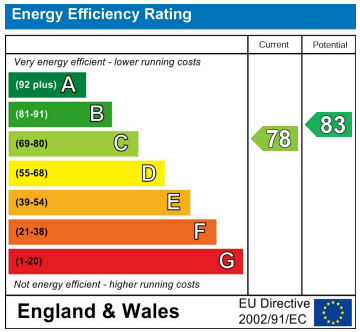
Garden & Grounds

Min Y Nant is positioned to the centre of this good sized plot. A generous forecourt parking area fronts the property; EV charging point to remain. A timber door leads into the integral garage while paths run to both sides of the property, through gated entrances into the rear garden. To the rear of the property is an enclosed and sheltered garden. A flagstone paved seating area is accessed from both the lounge and from the family room. Steps lead from here onto a raised garden with a central deck flanked, to one side, by an astroturf lawn and, to the other side, by a heated outdoor pool (approx. max 8.5m x 4.3m, max 1.25m deep). Close to the far end of the garden is a timber summerhouse and a separately accessed pump room for the swimming pool pump and filtration kit.

Additional Information

Freehold. All mains services connect to the property. Gas-fired central heating including underfloor heating throughout the ground floor. Air-source heat pump (new, 2024) heats the swimming pool. Council tax: Band H





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