



Swn-Y-Nant, 23 Tyle House Close, Llanmaes,  
Nr Llantwit Major, Vale Of Glamorgan, CF61 2XZ

Watts  
& Morgan



# Swn-Y-Nant, 23 Tyle House Close

Llanmaes, Nr Llantwit Major CF61 2XZ

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## Guide Price £675,000 Freehold

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Nestled in the charming village of Llanmaes, this substantial and extended five-bedroom detached house offers an ideal family home. Spanning an impressive 2,236 sq ft, this property includes; hallway, study, WC, utility, bay-fronted lounge, kitchen-breakfast room, separate dining room and, to the heart of the home, an amazing open-plan living space connecting to the garden. There are four double bedrooms - an ensuite to bedroom 1, a single bedroom 5/dressing room and superb 4-piece family bathroom.

The garden is a delightful retreat, ideal for summer barbecues, with large lawn, patio area, colourful borders, veg patch and three timber storage sheds to remain. Ample driveway parking to the front and rear of the property.

With its prime location in Llanmaes, you will enjoy the tranquillity of village life while being just a short distance from the amenities of Llantwit Major with its bustling high street, train station and beach. 15 owned solar panels and quality fittings throughout. No ongoing chain. EPC; B.

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### Directions

Cowbridge Town Centre – 4.3 miles

Cardiff City Centre – 17.5 miles

M4 Motorway – 10.7 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Located in the heart of Llanmaes village, just a short stroll to the local pub/restaurant, Village hall and Church, sits Swn-Y-Nant.

A composite door opens directly into the hallway which connects to all reception rooms and a carpeted staircase leads to the first floor landing with bespoke oak storage beneath. There is a WC/cloakroom and an adjacent study which leads into a utility closet with plumbing for a washing machine and houses the gas-fired boiler with sink unit.

The lounge is a generous reception room with large bay window overlooking the front of the property and beyond here is a separate dining room (currently utilised as a second study).

The kitchen-breakfast room is a delightful, light-filled space with plenty of quality wall and base units with wood-effect work surfaces, providing ample storage to include pull-out pantry cupboards. There is a range of integral appliances to include; induction hob with glass splashback, eye-level double oven with grill and dishwasher to remain. A large island incorporates a breakfast bar area with space for high stools and patio doors open out onto a composite deck. From this kitchen/breakfast room, a door leads into the superb extended open-plan living room which seamlessly connects to the garden through two set of double doors. This multi-functional family room has two large skylights which flood this room of natural light and has the benefit of underfloor heating beneath quality Karndean flooring.

To the first floor there are four double bedrooms, the largest bedroom with its own en-suite and fitted closet, and a single fifth bedroom which is currently utilised as a walk-in dressing room with fitted furniture to remain. There is a luxurious family bathroom fitted with a 4-piece suite to include walk-in double shower and separate bath.

### ADDITIONAL INFORMATION

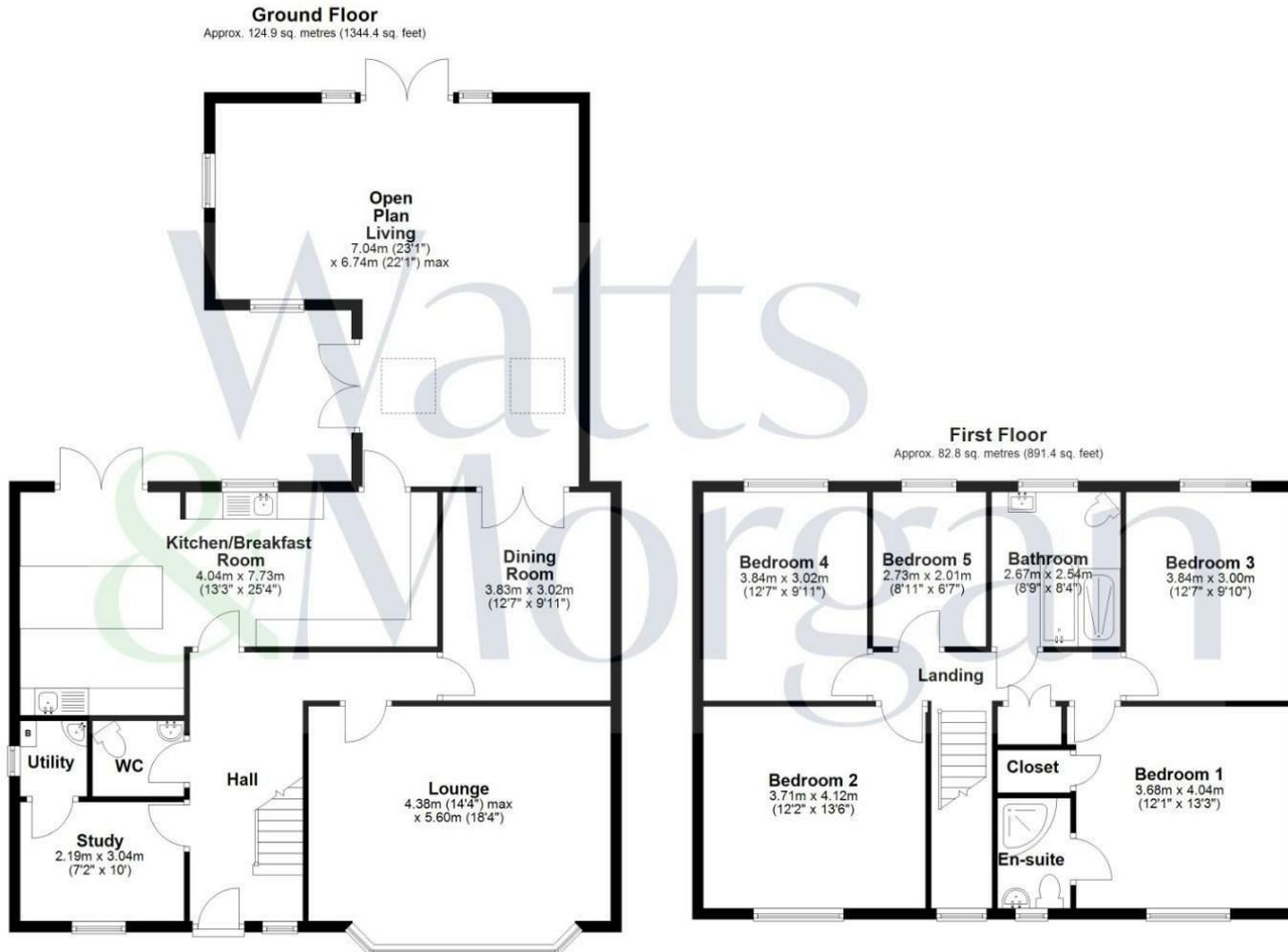
Freehold. All mains services connected - gas boiler (installed 2025). 15 owned south-facing solar panels (electricity) plus two batteries. Council tax band G.



## GARDENS AND GROUNDS

Swn-Y-Nant occupies a generous plot to the centre of the Village, with block paved driveway providing off-road parking, and has raised planted borders with shingle area over a foot-bridge across a small stream. There is an electric car charging point to be fitted, and to the rear of the property there is additional car parking available through large double gates.

The south-east facing garden enjoys a good degree of privacy and is full of colour, centred around a large lawn, with evergreen foliage, camellias, rose bushes and shrubs. There is a small pond, and a patio area sits directly in-front of the double doors connecting to the living room, making it ideal for entertaining and timber covered walk-ways connect to the bottom of the garden. Additionally there is a raised veg patch to remain, with greenhouse (if required) and three timber storage sheds all included, plus a side gate which leads to the front of the property.



Total area: approx. 207.7 sq. metres (2235.9 sq. feet)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	91	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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