



Maes Yr Haf, Llanmaes,
Llantwit Major, Vale of Glamorgan, CF61 2XR

WATTS & MORGAN 150
YEARS



**Maes Yr Haf, Llanmaes,
Llantwit Major, Vale of Glamorgan,
CF61 2XR**

£450,000 Freehold

3 Bedrooms : 1 Bathroom : 3 Reception Rooms

A spacious family home located to the heart of Llanmaes Village. Offering good sized front and rear gardens. Accommodation comprises; entrance hallway, cloakroom/WC, dual aspect lounge with French doors, dining room, fitted kitchen and home office. First floor landing, master bedroom with balcony, two further double bedrooms and a 3-piece family bathroom. Externally presenting a good size plot with private driveway parking for 2/3 vehicles leading to a single integral garage. Sought after Village location. No ongoing chain.

EPC Rating; D.

Directions

Travelling from Cowbridge, upon reaching the roundabout on the Llantwit Major by-pass, take the first exit onto B4265 and continue ahead. At the next roundabout take the first exit and continue to the traffic lights, taking the left hand turning for Llanmaes. Approaching the village, take the first right, the property will be located shortly on your left hand side.

- Llantwit Major 1.1 miles
- Cowbridge Town Centre 5.4 miles
- Cardiff City Centre 17.6 miles
- M4 (J35) 8.2 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * A uPVC door leads through into the welcoming hallway with staircase to the first floor and useful under-stairs storage cupboard; and leads into a cloakroom/WC.
- * Off from the hallway lies the dual aspect lounge, a light and airy reception room with French doors providing access out to the rear garden, wrapping around into the dining room.
- * Off from the dining room is the kitchen/breakfast room which has been fitted with traditional shaker-style wall and base units with laminate work surfaces. Integral appliances to include; 4-ring electric hob, double oven with grill, fridge and separate freezer. Plumbing is provided for two appliances and space for breakfast table and chairs.
- * An inner hallway provides access out to the rear garden, into the integral garage, and into versatile the home office with front facing window.
- * To the first floor, a gallery landing provides a loft hatch giving access to the loft space and an airing cupboard houses the 'Worcester' gas combi boiler.
- * Bedroom One is a superb size double room with dual aspect and French doors leading out to a balcony enclosed via wrought iron balustrade with views out over the front garden.
- * Two further double bedrooms are offered to this floor; both neutrally decorated with ample space for freestanding bedroom furniture with shared use of a 3-piece modern family bathroom.

GARDENS AND GROUNDS

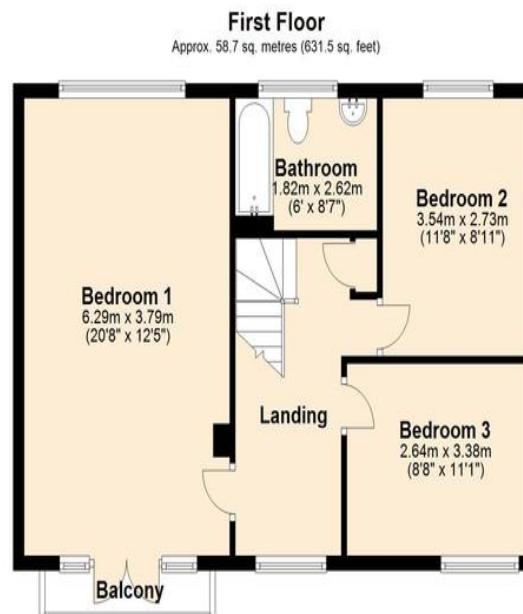
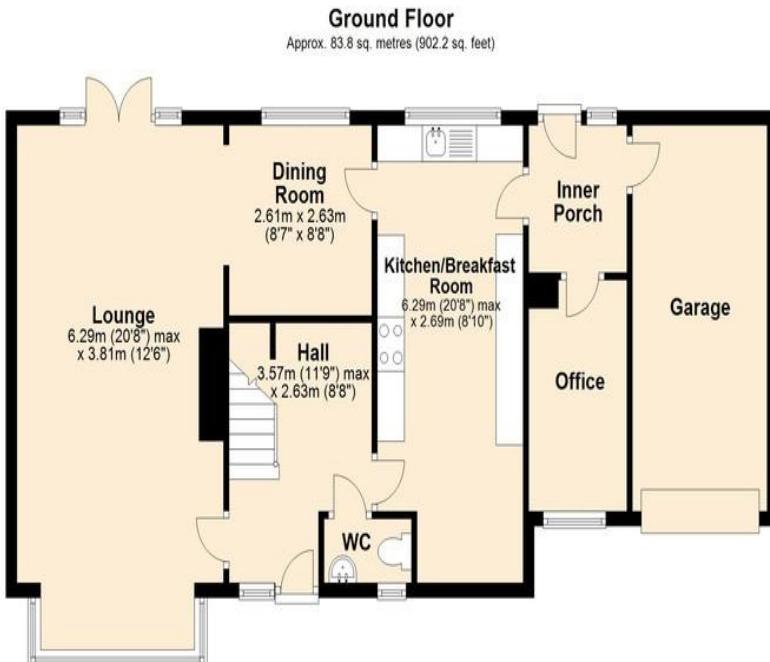
- *Maes Yr Haf is approached off the road onto a long tarmac driveway providing off-road parking for 2/3 vehicles leading to a single garage with manual up and over door.
- *Presenting a good size front garden, laid to lawn and part enclosed via traditional stone wall and mature hedgerow giving privacy to the front. Side access is provided to the rear.
- *To the rear of the property lies a fully enclosed garden bordered by an array of foliage and tall trees, predominantly laid to lawn with a raised patio area and offers a greenhouse and timber storage shed to remain.

ADDITIONAL INFORMATION

All mains services connected. Gas fired combi central heating. Freehold. Council Tax Band F.

PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



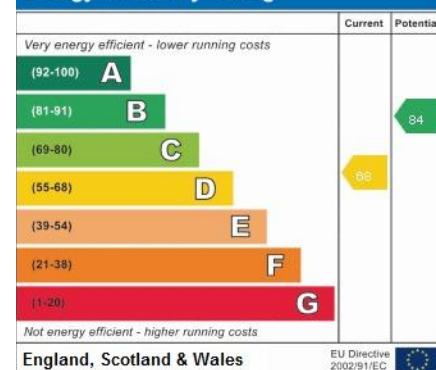
Total area: approx. 142.5 sq. metres (1533.7 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

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



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