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**Maes-yr-Haf, Llanmaes**  
£549,950



## Maes-yr-Haf

Llanmaes, Llantwit Major

An excellent opportunity to acquire this superb detached family home which has been improved and modernised by the current owner, located in a 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



## Maes-yr-Haf

Llanmaes, Llantwit Major

- DETACHED FAMILY HOME.
- 3/4 BEDROOM PROPERTY.
- 2 RECEPTION ROOMS.
- CLOAKROOM/WC. STUDY.
- MATURE GARDENS.
- DRIVEWAY. GARAGE.
- EPC D68.
- KITCHEN/BREAKFAST ROOM.
- SUPERB VILLAGE LOCATION.





## 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 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/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 hand basin with mixer tap. Vertical radiator. Porcelain floor tiles.





## GARDEN

Front Garden - an enclosed mature garden laid to lawn. Rear Garden - an enclosed mature garden laid to lawn with paved area for table and chairs etc.

## GARAGE

Single Garage

Garage with power and lighting, up and over door and UPVC window to rear. 8' x 17'.

## DRIVEWAY

3 Parking Spaces

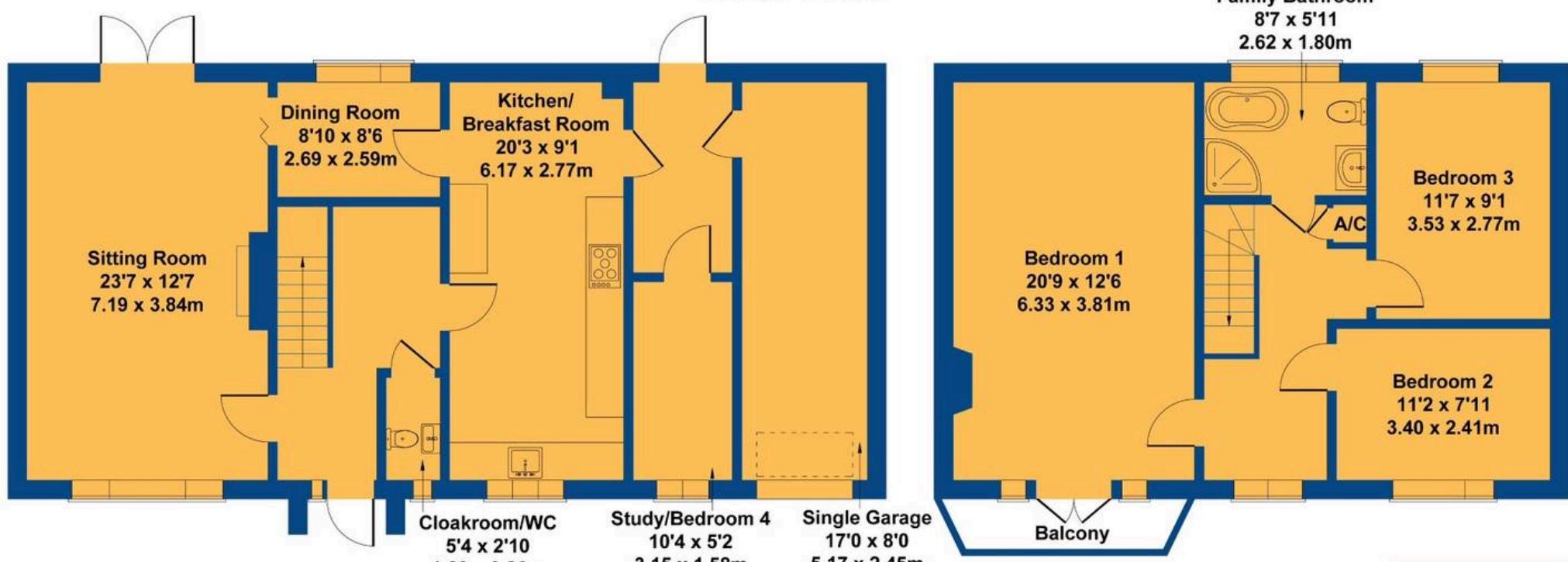
Driveway providing off road parking for 3 cars.





# Meas Yr Haf

Approximate Gross Internal Area  
1550 sq ft - 144 sq m



Not to Scale. Produced by The Plan Portal 2026

For Illustrative Purposes Only.



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