



Y Berllan Fach
Dimlands Road | Llantwit Major | CF61 1YX

FINE & COUNTRY

STEP INSIDE

Yr Berllan Fach

Overview

Nestled in the picturesque village of Llantwit Major, Yr Berllan Fach is a breathtaking family home that offers the perfect combination of modern living, exquisite design, and serene coastal views. Set across 9000 sq/ft of luxurious accommodation, this six-bedroom residence has been meticulously renovated to the highest standard. Surrounded by private, beautifully landscaped gardens and offering panoramic views across the Bristol Channel, the property provides unparalleled elegance, tranquility, and space for the discerning homeowner. A separate leisure annex with a full gym, sauna, bar, and kitchen further elevates this exceptional offering. Ideal for both intimate family living and grand entertaining, this property truly has it all.

Step Inside

Upon entering the property, you are greeted by a grand entrance lobby, complete with a central oak staircase leading to the first floor. The open-plan living space forms the heart of the home, where a stunning kitchen with quartz countertops, integrated Neff appliances, and a massive island seamlessly flows into the expansive dining and living areas. Bi-fold doors open up to the front and side terraces, allowing natural light to flood the space and showcasing breathtaking sea views across the Bristol Channel. Each of the six bedrooms is generously proportioned, featuring modern en-suite bathrooms, with the master suite occupying its own private wing complete with dressing room and sitting area. The property also offers a dedicated study and multiple reception rooms, all designed with a focus on comfort, luxury, and functionality.





SELLER INSIGHT

“Y Berllan Fach has been my home since 2015, and from the moment I first saw it, I was captivated by the breath-taking views over the Bristol Channel.”

“Since moving in, we have undertaken a complete renovation, almost starting from scratch to create a home that is both stylish and functional. We added a top floor, expanding the space with two additional bedrooms, all bedrooms with their own en-suite. The outdoor areas have been transformed as well, including a fully equipped outdoor kitchen, bar area, and gym—perfect for entertaining and making the most of the stunning surroundings.”

“The kitchen is a true highlight of the home. Its open-plan design, complemented by bifold doors, creates a seamless flow between indoor and outdoor living. When the doors are open, the space is filled with natural light, and the panoramic views make every moment here feel special.”

“My personal retreat is the bar area, where I love to unwind, watch the rugby on the projector, and enjoy my collection of whiskey, proudly displayed. This space has been at the heart of many memorable gatherings, from Christmas celebrations to milestone birthdays—including my 50th—as well as our wedding, making this home forever special to us. The generous space allowed us to set up marquees for large celebrations, ensuring plenty of room for friends and family to come together.”

“Set on 2.5 acres, the garden offers wonderful privacy, with a wooded area, walled boundaries, and a private drive. The natural beauty here is extraordinary—we regularly see owls, squirrels, foxes, and falcons. With the road sitting below the house, there is no sight of traffic, just uninterrupted views stretching across the channel. The sunrises and sunsets here are simply beautiful.”

“Beyond the home itself, the community has been a joy to be part of. We are just a short stroll from the village centre, a place rich in history, where St. David and St. Patrick were educated. The area boasts charming pubs and excellent restaurants. Everything we could need is within easy reach, with great transport links, bus routes, and plenty of activities always happening.”

“The beach and coastal path are perfect for dog walkers and nature lovers, and a footpath directly opposite the house leads straight into the countryside. The area also benefits from an excellent sports centre and outstanding schooling options.”

“As we prepare to move on, what I will miss most are the views, which have been an ever-present source of joy. However, our love for the area remains strong, and while we need to downsize, we hope to stay nearby—a true testament to just how special this place is.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





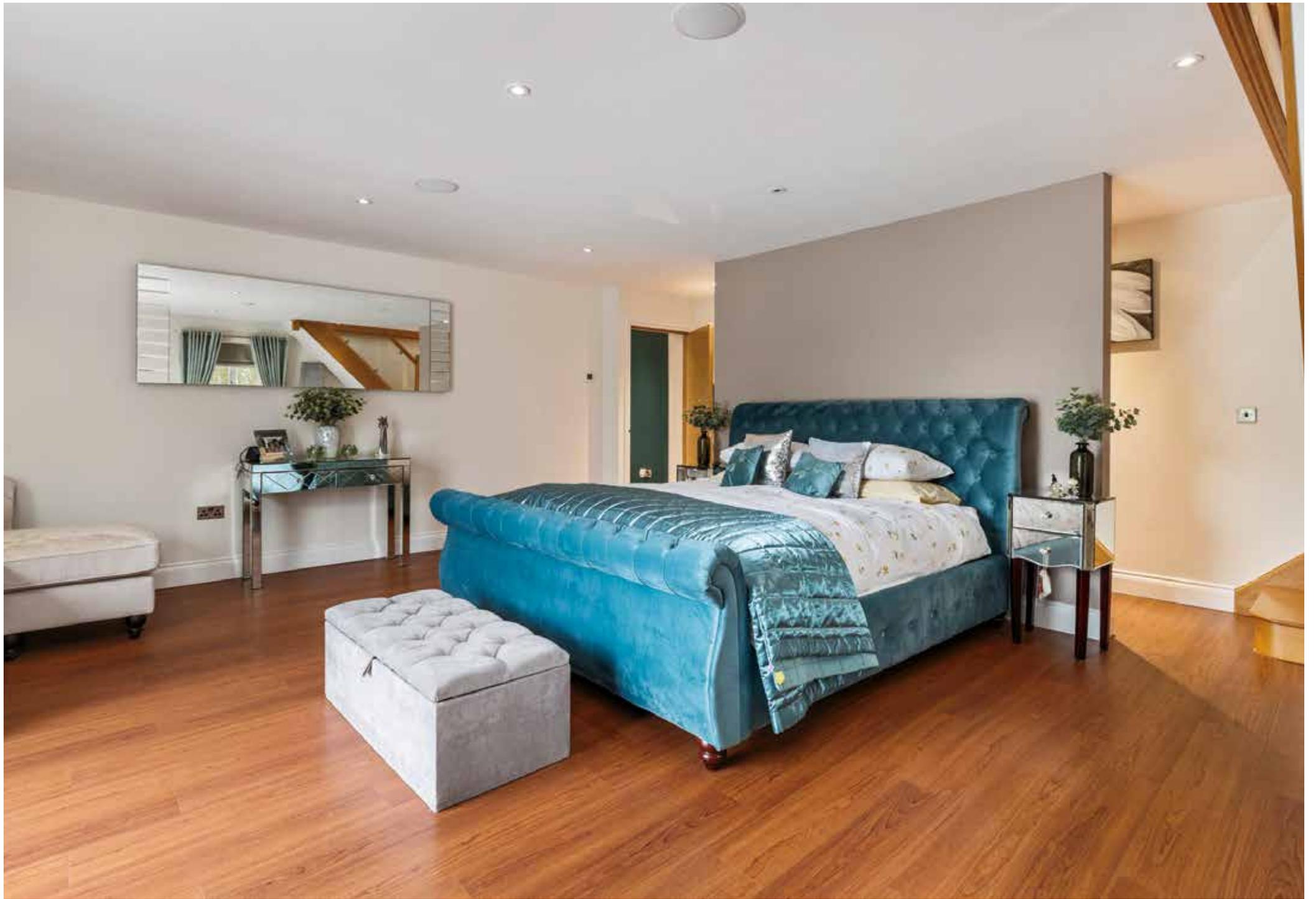


















STEP OUTSIDE

Yr Berllan Fach

The outdoor spaces at Yr Berllan Fach are just as impressive as the interior. Set within 1.5 acres of beautifully landscaped gardens, the grounds offer complete privacy, with a mix of mature trees, lawns, and stunning slate stone terraces. The raised front terrace is perfect for entertaining, accessible directly via bi-fold doors from the living room, and is complemented by an outdoor kitchen and bar area for al fresco dining. A large detached annexe provides an ideal space for leisure, with a full gym, sauna, and a fitted bar with projector and screen for entertainment. Whether you're enjoying a peaceful evening overlooking the sea or hosting a large gathering, the outdoor areas are designed to take full advantage of the spectacular surroundings.

Location

Llantwit Major is a charming coastal village rich in history and surrounded by natural beauty. With a strong sense of community, the village is home to a range of excellent local amenities, including well-regarded schools, shops, pubs, restaurants, and sports facilities. For nature lovers, Llantwit Major offers a wealth of opportunities to explore, with a coastal path for scenic walks along the cliffs and a nearby beach perfect for dog walking. A footpath from the property leads directly into the countryside, offering peaceful rural escapes. The village boasts excellent transport links, including a train station on the coastal line, making it easy to access Cardiff, Bridgend, and beyond. With everything you could need right on your doorstep, Llantwit Major is a rare gem offering the perfect balance of coastal living and convenience.



GROUND FLOOR
2360 sq.ft. (219.3 sq.m.) approx.



1ST FLOOR
1605 sq.ft. (149.1 sq.m.) approx.



2ND FLOOR
1355 sq.ft. (125.9 sq.m.) approx.



TOTAL FLOOR AREA : 5321 sq.ft. (494.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
2446 sq.ft. (227.2 sq.m.) approx.



TOTAL FLOOR AREA: 2446 sq.ft. (227.2 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Council Tax Band: I



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Fine & Country
Sophia House, 28 Cathedral Road, Cardiff CF11 9LJ
Tel: +44 (0)2921 690690 | cardiff@fineandcountry.com

