



Mount Pleasant House , Llanmaes,
Nr Llantwit Major, CF61 2XR

Watts
& Morgan



Mount Pleasant House , Llanmaes,

Nr Llantwit Major, Vale Of Glam, CF61 2XR

Guide Price £450,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Room

A detached property at the entrance to Llanmaes Village, with well-proportioned accommodation. Dating back over 200 years, this traditional family home backs onto farmland with grazing sheep. Accommodation over 1140 sq ft to include: lounge, kitchen/dining room, conservatory and a ground floor bathroom. To the first floor; three bedrooms and a shower room. Private driveway parking to the front; and a low maintenance paved rear garden with vegetable patch.

EPC Rating; TBC.



Directions

Cowbridge Town Centre – 4.2 miles

Cardiff City Centre – 17.4 miles

M4 Motorway – 9.2 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Mount Pleasant House fronts the lane to the entrance to this highly-sought after Village, with open fields to the front-aspect and grazing animals plus working farm to the rear.

The entrance to the property is to the rear, with each reception room and bedroom benefiting from its south-facing position

To the ground floor is a good size lounge with central feature electric fire, and recessed storage cupboards. A carpeted staircase leads to the first floor from here.

Adjacent to this room is a large ground floor bathroom fitted with a corner jacuzzi bath with sunken seats and head rests. The gas-combi boiler is neatly tucked away in a fitted cupboard (fitted approx. Jan 2023).

The kitchen/diner has been fitted with a range of white shaker-style wall and base units, with complementary laminate surfaces wrapping around into a breakfast bar area. To remain is a range gas cooker with double oven, grill and warming drawer.

An archway from the kitchen leads through into the conservatory which spans the width of the property, and provides the entrance to Mount Pleasant House. An additional side door provides access to a recycling/bin area with outside tap. This room provides space for a dining table and enjoys a south-facing outlook over farmland.

The first floor has been recently fitted with new carpeted flooring and leads to all bedroom accommodation.

On offer are three bedrooms, each with south-facing outlooks and views over Southern Vale.

These three bedrooms have shared use of the 3-piece shower room.



GARDENS AND GROUNDS

Mount Pleasant House enjoys a low maintenance, paved rear garden with a sunny position - ideal for al-fresco dining. An additional gated shingle area also provides raised borders - ideal for growing vegetables. Beyond the fence line is a working farm with grazing animals and distant farmland views over Southern Vale.

The property benefits from its own private driveway with a fitted EV charger to remain.

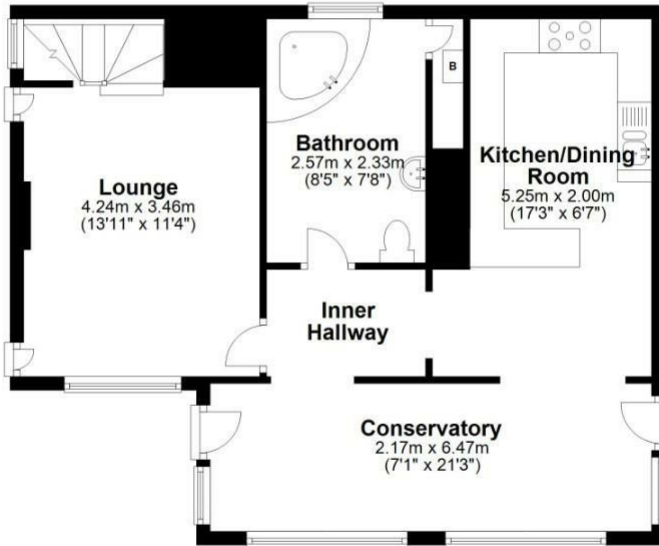
ADDITIONAL INFORMATION

Freehold property. All mains services connected. Gas-fired combi boiler (installed 2023). Council tax band E.

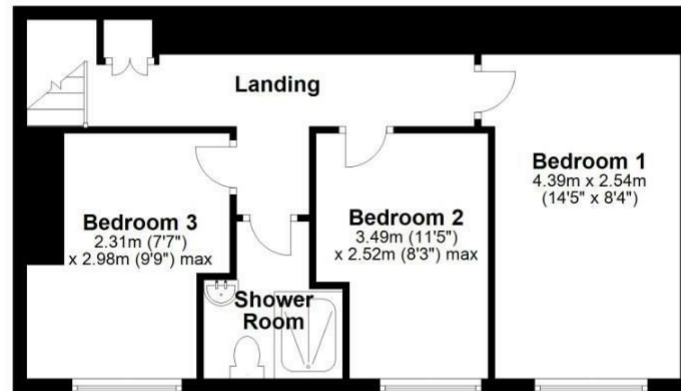
Solar panels fitted to the property providing supplementary electric. Feed-in tariff details to be confirmed.



Ground Floor
Approx. 60.6 sq. metres (652.5 sq. feet)



First Floor
Approx. 42.9 sq. metres (462.2 sq. feet)



Total area: approx. 103.6 sq. metres (1114.8 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		64	
(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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