



Maes Illtuds, Llantwit Major

£280,000

- Peaceful no-through-traffic setting with views of countryside and the old mill
- Extended high-specification kitchen/dining room with utility room/WC off
- Two double bedrooms, including a principal bedroom overlooking fields
- Short pedestrian access to Llantwit Major town centre and train station
- Beautifully maintained rear garden with pergola and ambient lighting
- Versatile outbuildings with potential for use as a home office, studio, gym or hobby space
- Off road parking for two vehicles





About the property

Situated in a highly sought-after and exceptionally peaceful position with no passing traffic, this beautifully presented home enjoys a tranquil setting on the edge of open countryside. The current owner comments that one of their favourite aspects of living here is the sound of the songbirds that can be enjoyed from both the garden and rear-facing rooms.

The property is conveniently located within easy reach of Llantwit Major town centre via a short pedestrian path, providing easy access to a wide range of national and independent shops, highly regarded schools for all ages and excellent sporting and recreational facilities. The railway station is also within walking distance, offering convenient links to Cardiff, Bridgend and beyond.

The historic old town is particularly attractive, featuring charming winding streets and ancient architecture, while the Heritage Coast and Llantwit Major beach lie approximately one mile to the south. Excellent road connections place Cardiff, Bridgend, Llantrisant and Newport within comfortable commuting distance.





Accommodation

Entrance Porch

6' 9" (Max) x 5' 5" (Max) (2.06m (Max) x 1.65m (Max))

A welcoming entrance with tiled flooring and feature slate wall, creating an attractive first impression. Window to the front elevation with plantation shutters and access through to the living accommodation.

Lounge

15' 5" x 11' 9" (4.70m x 3.58m)

A comfortable reception room. Window to the front elevation with plantation shutters and staircase rising to the first floor, access to the kitchen/diner.

Kitchen / Dining Room

19' 2" x 11' 5" (Max) (5.84m x 3.48m (Max))

The true heart of the home, this impressive extended kitchen/dining space has been finished to a high specification and provides an excellent area for both family living and entertaining. The stylish kitchen features gloss wall and base units, matching quartz worktops and breakfast bar, integrated cooking appliances and ample dining space. French doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. Tiled flooring, door to utility/WC.

Utility Room / Wc

7' 2" x 3' 6" (2.18m x 1.07m)

Practical utility area with space for laundry appliances and fitted WC with wash hand basin. Window to side, tiled flooring.

First Floor Landing

Providing access to all first-floor accommodation with loft access.

Bedroom One

11' 10" x 9' 1" (3.61m x 2.77m)

A generous double bedroom enjoying attractive views across neighbouring fields and countryside, enhancing the peaceful feel of the property. Wardrobes, radiator, carpeted.

Bedroom Two

11' 10" x 8' 8" (Max) (3.61m x 2.64m (Max))

A further well-proportioned double bedroom, window overlooking the front elevation with shutters. Wardrobes, radiator, carpeted.

Bathroom

Appointed with a three-piece suite comprising bath with shower over, WC and wash hand basin, complemented by a heated towel rail and useful storage cupboard housing the boiler.

To The Exterior

To the front of the property there is off-road parking for two vehicles. The beautifully maintained rear garden has been designed for ease of maintenance while providing an attractive outdoor space to relax and entertain with views of the old mill. A pergola creates a charming seating area, while extensive external lighting and numerous outdoor power points add both practicality and ambience. The garden enjoys a particularly peaceful atmosphere, with birdsong and countryside surroundings creating a wonderful setting throughout the year.

A standout feature is the presence of two substantial outbuildings offering excellent storage and flexibility. With power and lighting already connected, these versatile buildings present exciting potential for use as a home office, studio, gym or hobby space, subject to any necessary consents.

Floorplan



Total floor area 69.6 m² (749 sq.ft.) approx

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