





## Ty Ffynnon

Llanmaes, Llantwit Major

This semi detached home stands in the heart of the sought after village fronting onto the green. Ty Ffynnon is located in a prime location of Llanmaes, Vale of Glamorgan. This is a unique opportunity to acquire a house in part in need of some renovation (the kitchen and downstairs bathroom being complete allowing a buyer to potentially move straight in whilst carrying out works), with an impressive outbuilding with potential to convert subject to the usual consents. Briefly the property comprises; kitchen/diner with AGA, sitting room, reception room two (both reception rooms face the village green), rear store/porch, and shower room to the ground floor. To the first floor there are four bedrooms, and family bathroom, and a substantial loft space. The property enjoys gas central heating (not all radiators in all rooms are in place), UPVC windows and doors where indicated, and NO FORWARD CHAIN. Outside there are gardens to the front and rear and a generous driveway. Llanmaes is within easy reach of local shops, amenities and schools of Llantwit Major and Cowbridge, and the Heritage Coastline and beaches.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- SEMI DETACHED HOME.
- 4 BEDROOMS. 2 BATHROOMS.
- 2 RECEPTION ROOMS.





## Ty Ffynnon

Llanmaes, Llantwit Major

- SEMI DETACHED HOME.
- 4 BEDROOMS. 2 BATHROOMS.
- 2 RECEPTION ROOMS.
- EPC TBC. NO FORWARD CHAIN.
- DRIVEWAY. LARGE OUTBUILDING.
- IN NEED OF RENOVATION.
- EXCELLENT POTENTIAL.
- OPPOSITE VILLAGE GREEN.





## GROUND FLOOR

### Kitchen/Diner

15' 8" x 19' 4" (4.78m x 5.89m)

UPVC French doors to rear and windows to rear. Veluxes to rear. Slate floor tiles. Fully fitted kitchen comprising eye level units base units with drawers and partial granite work surfaces over. Two bowl ceramic sink with mixer tap. Aga cooker. Space for dining room table and chairs. Opening to sitting room. Wall mounted Worcester combination boiler (please note that not all radiators are connected/in place in the property).

### Sitting Room

14' 6" x 22' 6" (4.42m x 6.86m)

Double glazed window to front and bay window to front. Log burner. Opening to inner hallway.

### Inner Hallway

Stairs to first floor. opening to shower room and reception room two.

### Shower Room

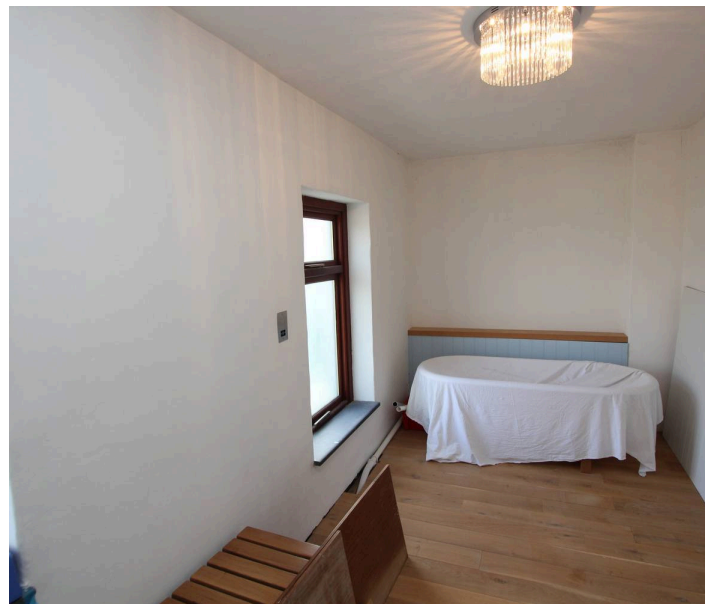
4' 10" x 7' 1" (1.47m x 2.16m)

Low level WC. Shower enclosure with mixer shower. Wash hand basin with mixer tap. Slate floor tiles. Vertical radiator. Down lighting. Ceramic wall tiles.

### Reception Room 2

16' 1" x 19' 1" (4.90m x 5.82m)

Double glazed window to front. Radiator. Opening to rear porch/storage area.





## FIRST FLOOR

### Landing

Doorways to bedrooms and family bathroom. Loft access.

### Family Bathroom

16' 2" x 7' 9" (4.93m x 2.36m)

UPVC opaque glazed windows to rear.

### Bedroom 1

11' 1" x 14' 3" (3.38m x 4.34m)

UPVC window to front.

### Bedroom 2

11' 6" x 16' 1" (3.50m x 4.90m)

UPVC window to front. Original feature fireplace

### Bedroom 3

10' 11" x 13' 4" (3.33m x 4.06m)

UPVC window to rear. Radiators.

### Bedroom 4

10' 9" x 11' 1" (3.28m x 3.38m)

UPVC window to front.





## GARDEN

Front - Enclosed garden laid to lawn. Rear Garden - enclosed low maintenance slate paving, raised bed, water tap. Outbuilding - 14' x 25'. Double doors to front. Ground and first floors. Potential for conversion subject to the usual consents.

## DRIVEWAY

4 Parking Spaces

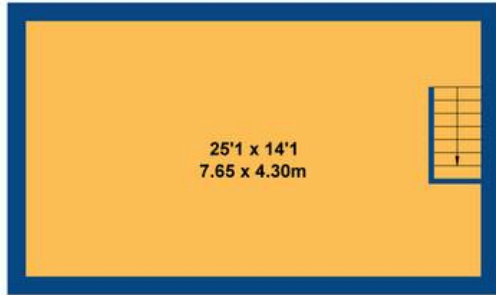
Off road parking with a gated driveway for approximately four cars.



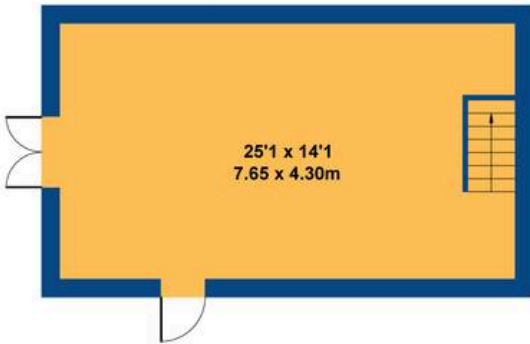


# Ty Ffynnon

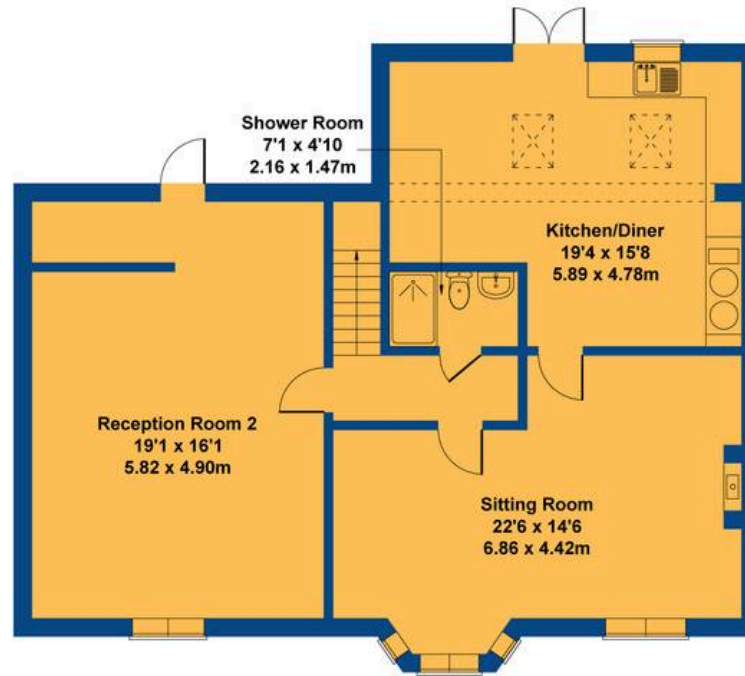
Approximate Gross Internal Area  
2659 sq ft - 247 sq m



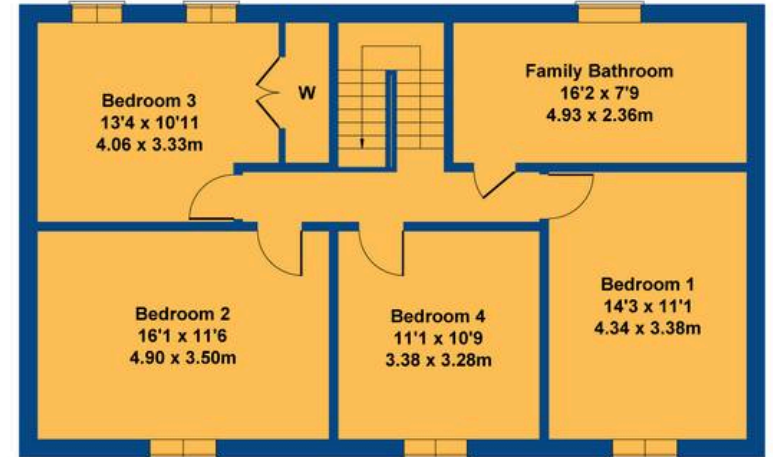
FIRST FLOOR



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

[llantwitmajor@chris-davies.co.uk](mailto:llantwitmajor@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.