



Plot F, The Old Brewery, Eglwys Brewis Road  
Llantwit Major, CF61 2XR

Watts  
& Morgan



**Plot F, The Old Brewery, Eglwys  
Brewis Road  
Boverton, Llantwit Major CF61 2XR**

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**£475,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 2 Reception Rooms**

An exciting new development of six contemporary detached homes in the historic coastal town of Llantwit Major, due for completion in Spring 2026. Designed and constructed using timber frame and SIPs panels for superior insulation, these homes combine cutting-edge sustainability with modern comfort. Each property is set to achieve an EPC A rating and features solar panels, air source heat pumps, and an innovative rainwater harvesting system. Purchasers will have the opportunity to personalise their home with bespoke kitchen and interior finishes, while select plots benefit from detached garages and allocated parking. Perfectly positioned close to the Glamorgan Heritage Coast and the town's excellent amenities, schools, and transport links, this development offers a rare blend of style, efficiency, and location.

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**Directions**

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**Your local office: Cowbridge**  
T 01446 773500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)



## Summary of Accommodation

### SITUATION

The historic & coastal town of Llantwit Major, includes Iron Age hill forts, fine Tudor buildings, a Roman villa and a medieval grange. The imposing 11th century St Illtud Church has been described as the Westminster Abbey of Wales. The town has excellent Welsh and English primary schools as well as a secondary school. Within the town there are a good range of shops – including two supermarkets, five reputable public houses, friendly cafes and well-established restaurants. More facilities include; a health centre, leisure centre, rugby club & football club. Llantwit Major is located on the spectacular Glamorgan Heritage Coast, the local area Offering excellent transport links from Bridgend to Barry and is also within convenient driving distance of the M4 and the City of Cardiff, with Cardiff (Wales) Airport at Rhoose being five miles away. The railway station at Llantwit Major, provides a regular and direct service to Cardiff and Bridgend.

### ABOUT THE PROPERTY

This exclusive development of six detached homes offers an exciting opportunity to own a beautifully designed, energy-efficient property in the heart of Llantwit Major. Due for completion in Spring 2026, these contemporary homes combine cutting-edge construction with thoughtful design, creating stylish and sustainable living spaces. Built using timber frames and highly insulated SIPs panels, each property is designed with modern efficiency at its core.

All homes are projected to achieve an EPC A rating, incorporating solar panels, air source heat pumps, and a rainwater harvesting system that recycles water for toilet flushing — features that significantly reduce running costs and environmental impact. Purchasers will also be offered the opportunity to personalise their new home, with bespoke choices in finishes such as kitchen design, paint colours, and flooring options.

### GARDENS AND GROUNDS

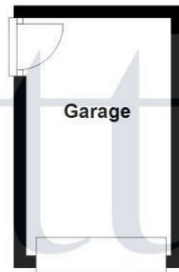
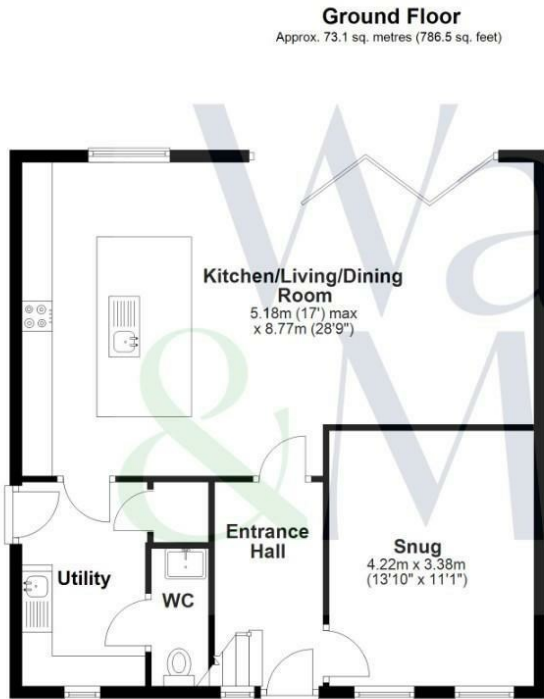
Each property will enjoy its own private garden, providing a peaceful outdoor retreat that complements the homes' light-filled interiors. The development will feature attractive landscaping and thoughtfully designed boundaries to create a sense of privacy and community.

Plots C, D, E and F will further benefit from detached garages and allocated parking, ensuring convenience and practicality alongside contemporary design.

### ADDITIONAL INFORMATION

Mains services connected. Air source heat pump. Underfloor heating to the ground floor. Solar panels and rainwater harvesting tank.

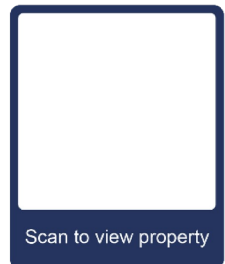




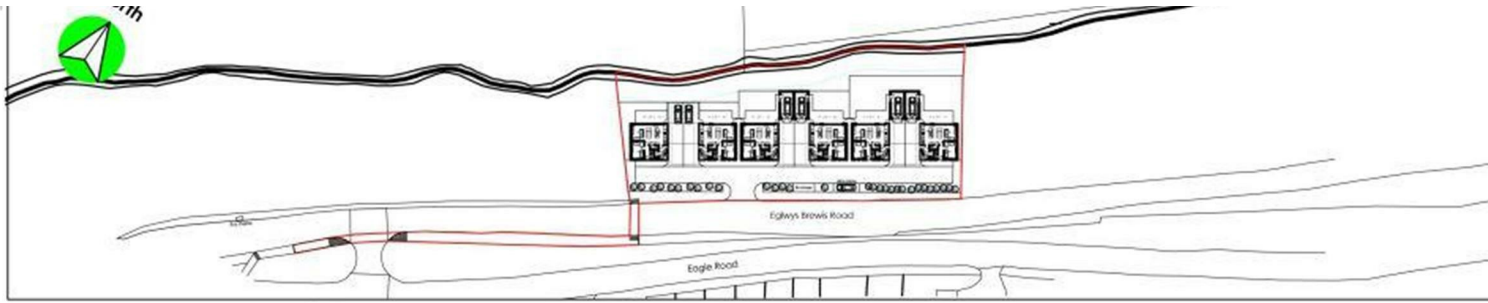
Total area: approx. 148.9 sq. metres (1603.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



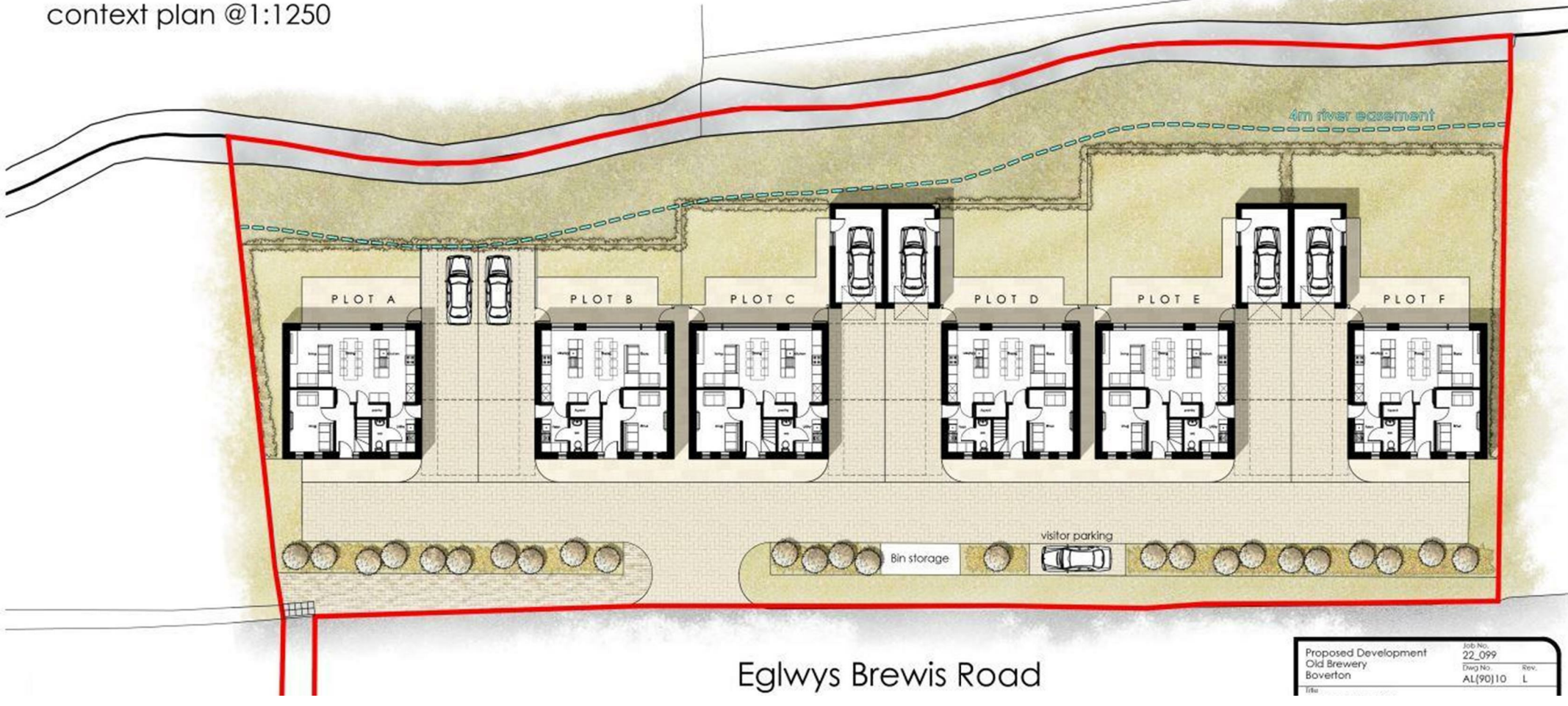
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



context plan @1:1250

- 21/09/2023 \*\*\* \*\*\* Proposal reduced to single access, connecting footpath repositioned.
- 26/06/2023 \*\*\* \*\*\* Site levels information added.
- 20/10/2023 \*\*\* \*\*\* Layout updated to allow for 3.5m driveway.
- 07/11/2023 \*\*\* \*\*\* Access and new crossing amended in line with time transport technical note.
- 19/12/2023 \*\*\* \*\*\* Path extended, visitor parking added.
- 19/12/2023 \*\*\* \*\*\* Path extended to bus stop.
- 21/12/2023 \*\*\* \*\*\* Bus line amended.
- 10/01/2024 \*\*\* \*\*\* Proposed footpath to bus stop shown.

D  
E  
F  
G  
H  
J  
K  
L



Egwys Brewis Road

Proposed Development	Job No.
Old Brewery	22_099
Boverton	Dwg No.
	AL(90)10
Title	Rev.
	L

**Bridgend**  
 T 01656 644 288  
 E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
 T 01446 773 500  
 E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
 T 029 2071 2266  
 E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
 T 020 7467 5330  
 E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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