





Highfield, Llanmaes

£300,000 Freehold

DETACHED BUNGALOW. • 4 BEDROOMS. • EXCELLENT GARDENS. • WET ROOM. REAR PORCH. • SUPERB VILLAGE LOCATION. • GARAGE. DRIVEWAY. • EPC D61

blackbear



NO FORWARD CHAIN. This detached bungalow stands on a generous plot, with mature gardens to the front and rear, located in a prime location in the heart of the sought after village of Llanmaes, Vale of Glamorgan. The property comprises, entrance porch and hallway, sitting room, kitchen, rear UPVC porch, 4 bedrooms and wet room. The fourth bedroom has been used as a study. Outside there are impressive mature gardens to the front and rear, with a garage and driveway. The property enjoys gas central heating with a combination boiler, UPVC windows and doors, Fibre broadband, and potential to convert the attic to living space subject to the usual consents. Please note the exact construction type may be of Cornish Unit which we are informed is mentioned in the Notice of Passing of Building Plans dated 11/8/1961, however please consult a surveyor for clarification. The property is in need of modernising throughout and may only suit a cash buyer depending on the construction and mortgage lenders requirements. Please note, an asbestos survey and removal was carried out in 2015. Please note, we believe that the property is within the conservation area of Llanmaes.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

blackbear



Porch
UPVC glazed front entrance door. Opaque glazed door to hallway.

Hallway
Airing cupboard containing the wall mounted gas combination boiler providing the central heating and hot water. Radiator. Doors to dining room, kitchen, wet room and bedrooms.



Sitting Room
20' 8" x 12' 1" (6.30m x 3.68m)
UPVC windows to front and side. Radiators.

Kitchen
10' 10" x 11' 10" (3.30m x 3.61m)
UPVC window to rear.

Rear Porch
UPVC opaque glazed door to rear.



Wet Room
9' 10" x 5' 7" (3.00m x 1.70m)
UPVC opaque windows to rear. Low level WC. Wash hand basin. Electric mixer shower.

blackbear



Bedroom 4/Study
6' 9" x 11' 10" (2.06m x 3.61m)
UPVC window to front. Radiator.

Bedroom 1
13' 7" x 11' 11" (4.14m x 3.63m)
UPVC windows to front and side. Radiator.

Bedroom 2
11' 11" x 10' 5" (3.63m x 3.17m)
UPVC window to rear. Radiator.

Bedroom 3
13' 2" x 8' 4" (4.01m x 2.54m)
UPVC window to rear. Radiator.

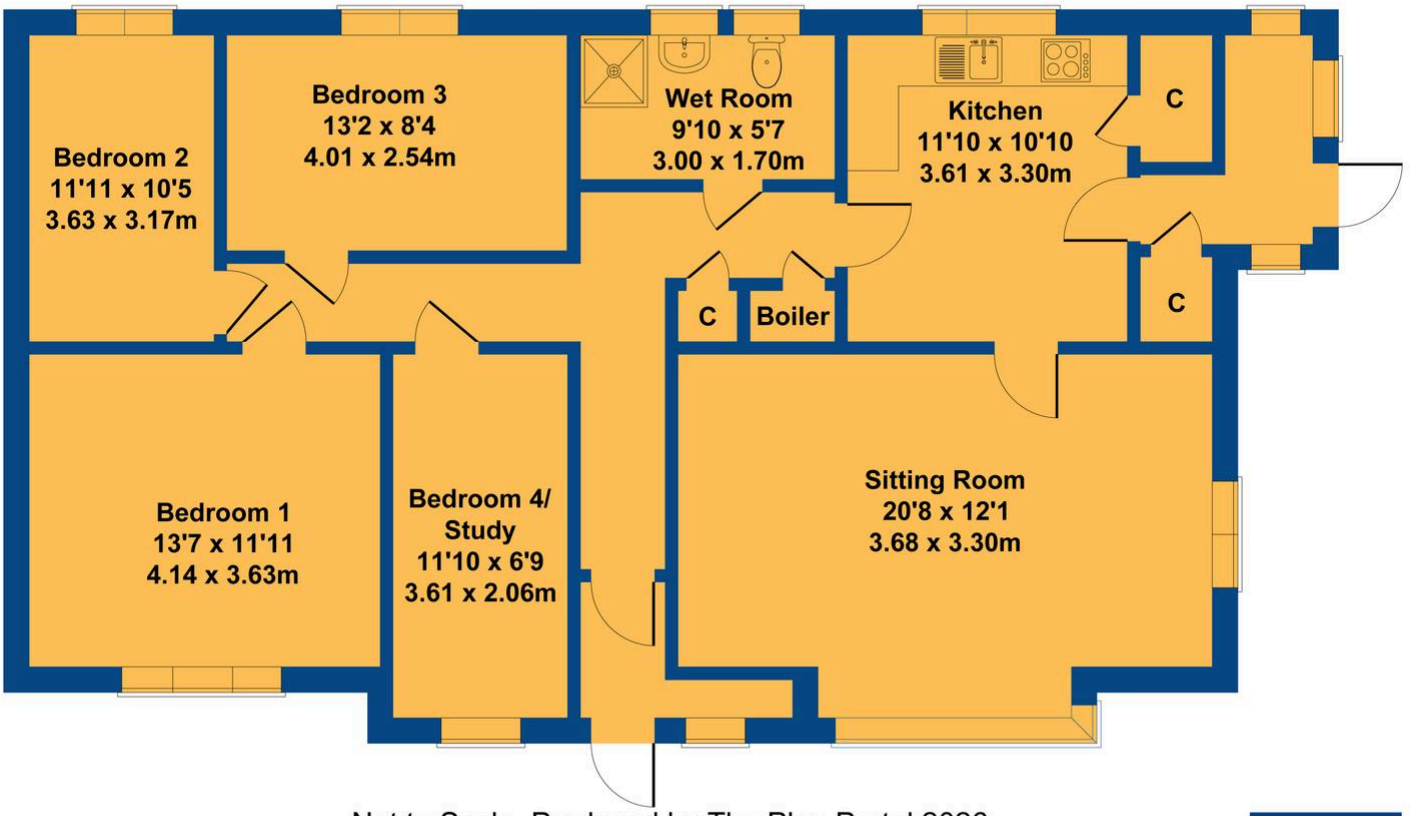




blackbear

Highfield

Approximate Gross Internal Area
1206 sq ft - 112 sq m



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

Chris Davies
residential sales & lettings

blackbear