



4 2 3

Min-Y-Nant, Brook Farm, Llanmaes, Llantwit Major

Offers in Excess of £850,000

 peter
alan

01446 772857
enquiries@pablack.co.uk



About the property

Min Y Nant is an impeccably maintained and effortlessly stylish modern home, ideally positioned within the sought-after Vale village of Llanmaes. Designed to provide generous, flowing family accommodation, the property welcomes you with a double-height hallway and galleried landing, leading to a sequence of bright, beautifully connected living spaces. The contemporary kitchen, multiple reception areas and dedicated study/playroom offer versatility, while the four double bedroom, two sharing a Jack-and-Jill bathroom. The principal suite enjoys striking floor-to-ceiling glazing, balcony access and a private dressing area.

Outside, the enclosed rear garden provides exceptional leisure space, including a paved terrace, lawned and decked areas, a heated outdoor swimming pool and a timber summerhouse. With ample driveway parking, an integral garage and easy access to Llantwit Major's amenities, this chain-free home presents an exceptional opportunity in a charming and well-connected village setting.

Accommodation

Entrance Porch

A sheltered entrance opening into the striking main hallway.

Double Height Entrance Hallway

An impressive, light-filled space with tiled flooring extending throughout the ground floor and a galleried landing above, setting the tone for the home's modern, airy feel.

Dining Area

22' 3" x 11' 1" (6.78m x 3.38m)
Overlooking a charming fishpond through a full-height floor-to-ceiling feature window; an elegant social space that flows seamlessly to the lounge.

Lounge

25' 6" x 14' 3" (7.77m x 4.34m)
A beautifully proportioned room with a contemporary wood-burning stove and bi-fold doors opening directly onto the rear garden. A wide sliding door allows the space to be open-plan or fully separated from the dining area as desired.

Kitchen/Breakfast Room

20' 1" x 13' (6.12m x 3.96m)
A stylish and highly functional kitchen fitted with extensive storage and premium integrated appliances including gas hob, twin electric ovens, steam oven, microwave/oven combi, coffee machine, fridge/freezer, warming drawer and dishwasher. Ample room for a breakfast table. Steps lead up to the adjoining family room.





Family Room

15' 11" x 14' (4.85m x 4.27m)

A cosy, elevated additional living space with central doors opening to the rear garden, ideal for relaxed day-to-day living.

Home Office / Playroom

14' 3" x 8' 7" (4.34m x 2.62m)

A versatile, quiet space suitable for home working or children's activities.

Cloakroom

Fitted with wash basin and WC, conveniently positioned for guests and family use

Utility Room

Provides plumbing and space for laundry appliances; grants internal access to the garage.

Integral Garage

14' 4" x 9' 3" (4.37m x 2.82m)

Robust storage or vehicle parking. Tiled flooring. Complete with timber access door and EV charging point.



First Floor Accommodation

Galleried Landing

Bright and open with views over the hallway and access to all bedrooms and the family bathroom.

Principal Bedroom

23' 1" x 14' 3" (7.04m x 4.34m)

A stunning, exceptionally large room featuring full-height glazing, doors opening to a private balcony and access to an upper-level dressing/study/storage area. Includes a dressing area with mirrored wardrobes that leads to the Jack-and-Jill en suite bathroom.

Jack & Jill En Suite Bathroom

Shared between the principal bedroom and bedroom two; stylishly fitted with modern sanitaryware.

Bedroom Two

16' 4" x 12' 10" (4.98m x 3.91m)

A spacious double bedroom with direct shared access to the Jack-and-Jill bathroom.

Bedroom Three

13' 2" x 13' (4.01m x 3.96m)



A generous double room with a raised sleeping platform and steps leading to an additional loft-style study/play area.

Bedroom Four

11' 2" x 7' 10" (3.40m x 2.39m)

Another double bedroom overlooking the property grounds.

Family Bathroom

A modern suite including bath and separate shower cubicle, serving bedrooms two and four.

External

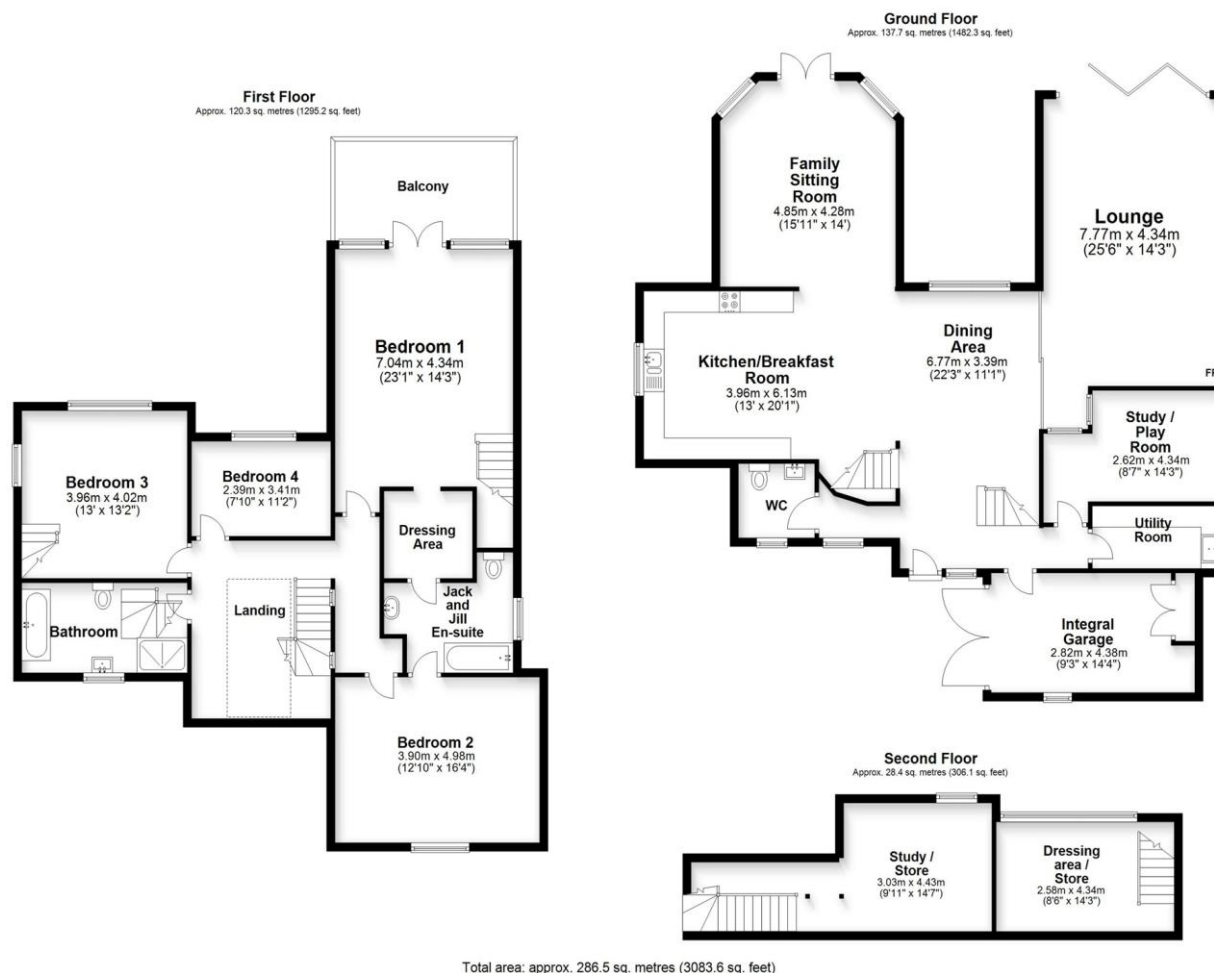
The property sits centrally within a generous plot, offering ample forecourt parking and gated side access leading to the rear. The private and sheltered rear garden provides an excellent blend of leisure and relaxation, featuring a flagstone patio accessible from both the lounge and family room, a raised lawn and decked area, and a heated outdoor swimming pool (approx. 8.5m x 4.3m, 1.25m deep) warmed by a 2024 air-source heat pump. Completing the outdoor space is a charming timber summerhouse and a separate pump and filtration room serving the pool.





01446 772857

enquiries@pablack.co.uk



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

