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Millbrook

2 Mill-Lay Lane

Llantwit Major

The Vale of Glamorgan

CF61 1QE

Millbrook

Asking price **£760,000**

A significantly extended, stylishly modernised detached home offering highly flexible and airy accommodation within. Sat in a generous garden plot with well established planting, sizeable driveway. Located in this much sought-after lane, conveniently close to the amenities of both Llantwit Major town centre and the beach.

Beautifully presented to a high specification

Flexible and well-proportioned accommodation spanning two floors

Entrance porch, inner hall, WC, front sitting room, rear kitchen/living/diner, utility/boot room, home office/bedroom 3, integral tandem double garage

Large landing with open studio (could be partitioned to create a fourth bedroom), principal bedroom suite with dressing room and stylish en-suite, second double bedroom, family bathroom and a large balcony enjoying scenic green views

Large, private and well-established garden plot including a south facing lawn, raised above the road, looking over a wooded bank beyond the lane towards Rosedew Farm

Extensive driveway to the front

Peacefully positioned in a well-regarded country lane with heritage coastline and countryside within walking distance

Located equidistant to both Llantwit Major beach and town centre





A modern composite front door opens into a pebble tiled floor porch with an internal door opening to the ENTRANCE HALL with a warm tone engineered wood floor laid, light drawn in from a large window to the front elevation with timber, carpeted stairs rising to the first floor and integrated seat with hanging hooks, storage under and shelf over.

A useful WC lies just off with a frosted window above WC and a ceramic sink over a timber storage cupboard with wall mounted hot and cold taps over.

A continuation of the timber flooring runs seamlessly into the front SITTING ROOM that enjoys a dual aspect with two pairs of sliding doors which give access to both front and rear gardens. A feature fireplace with inset wood burner adds a comforting touch with floating timber mantle over and sits on a cut stone hearth. The accommodation continues to the rear of the property with a KITCHEN/ LIVING/DINING space. The SITTING area has sliding doors out to the rear garden. The KITCHEN/DINER offers extensive 'shaker' style units with complimenting countertops with under counter lighting and

pendant light over dining area. Appliances to remain include a fridge, induction hob with oven and grill under, dishwasher and inset sink.

Beyond lies a BOOT/UTILITY ROOM with an 'L' shaped run of storage units, inset sink, large window to the rear garden, side door and internal door through to a linked tandem DOUBLE GARAGE with power, lighting and electric door opening to the front driveway.

The final reception room downstairs is a highly flexible room, currently configured as a HOME OFFICE/BEDROOM 3, stylishly finished with a large box bay window to the front elevation with raised seating over.

Upstairs, a spacious open LANDING could be partitioned to create BEDROOM 4 and is currently a light and bright studio with large glazed doors opening onto a glass balustrade balcony, taking in scenic elevated views. The balcony spans the majority of the front elevation with timber decked flooring and sleek glass balustrade allowing for an uninterrupted view towards local countryside. Wall

mounted light also enhance this space for usability throughout the day into the evenings.

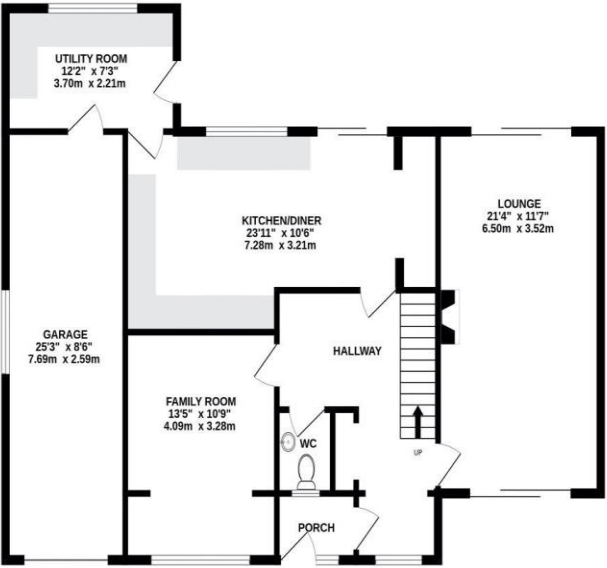
A PRINCIPLE BEDROOM SUITE comprises a front double bedroom with fitted carpet, window to the front elevation with semi-open DRESSING ROOM. In addition a well thought out EN-SUITE SHOWER ROOM offers a tiled walk in double shower, modern WC with sink opposite and frosted window to the rear.

BEDROOM 2 is a frontward facing double that has been decorated to the same high standard as the rest of the property with fitted carpet, has scenic views over the front and a barn style door opening to a large store cupboard currently used as a spacious wardrobe. FAMILY BATHROOM, a four piece suite rounds off the accommodation with a double ended modern bath with floor mounted taps and downlit shelf to the side, matching sink with vanity storage under.

WC and tiled corner shower enclosure with sizeable frosted window drawing in natural light.

A natural stone walled and hedge lined front boundary encloses a well kept grass lawn with stocked borders. In addition a sizeable driveway can accommodate numerous vehicles that runs to a tandem double linked garage. The garden continues to the side with a paved seating area, raised decked terrace lawn and an enclosed area housing a timber double shed. The rear garden has a large paved seating area with shallow steps rising to the planted garden with pergola and a hexagonal, pitch roofed garden room to the corner boundary.

GROUND FLOOR
1102 sq.ft. (102.4 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1773 sq.ft. (164.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Cowbridge office travel on the B4270 Llantwit Major Road. At the junction turn left, proceed over the roundabout towards the town centre. Proceed onto Commercial Street then onto Colhugh Street, proceed without deviation and upon reaching the mini roundabout take the first junction left onto Mill Lay Lane, after a few hundred yards Millbrook will be on your left hand side, accessed via a pull-in from Mill Lay Lane, indicated by our 'For Sale' board.

What3words: procures.plump.homes

Tenure

Freehold

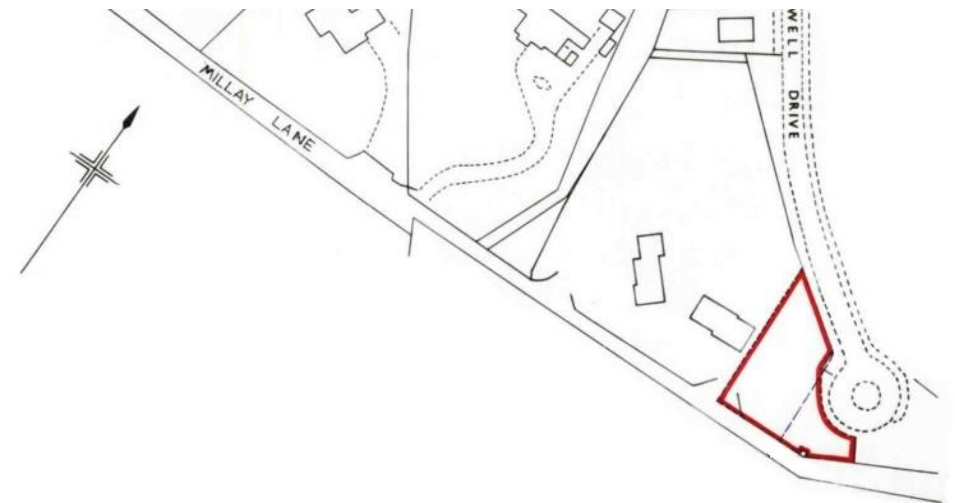
Services

Mains water, drainage, gas and electricity

Council Tax Band G

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Viewing strictly by appointment
through Herbert R Thomas

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