

5, Gerddi'r Hen Fragdy

Nr Llantwit Major, CF61 2AA

Watts & Morgan



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£450,000 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. Completed in Spring 2026, designed and constructed using timber frame and SIPs panels for superior insulation, combining cutting-edge sustainability with modern comfort. This brand new four bedroom family home offers open-plan kitchen-living connecting to the garden with bi-fold doors, a cosy lounge and a utility room with WC. The first floor presents four double bedrooms, an ensuite shower room and sleek family bathroom. Benefitting from a single garage and driveway parking. Each property achieves an EPC 'A' rating and features solar panels, air source heat pumps, and an innovative rainwater harvesting system. Perfectly positioned close to the Glamorgan Heritage Coast and Llantwit Major's excellent amenities, schools, and transport links.

Directions







Your local office: Cowbridge
T 01446 773500
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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 close to the heart of Llantwit Major. Completed 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 have achieved 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.

This stunning family home enjoys a large kitchen-dining-space, connecting to the garden throughout large bi-folding doors. This sleek kitchen is the heart of the home and links to a useful utility room and neat WC. Completing the ground floor is a welcoming hallway with contemporary LVT flooring with underfloor heating, and opens into a cosy lounge with outlook to the front.

To the first floor, four light and airy double bedrooms provide ample space for freestanding furniture, with two of the smaller rooms enjoying an outlook over countryside. The largest bedroom has the benefit of its own en-suite shower room. The 3-piece family bathroom provides vanity storage and built-in wall shelving, ideal for family life.

GARDENS AND GROUNDS

With its own private landscaped garden, providing a peaceful outdoor retreat that complements the homes' light-filled interiors. The property will feature attractive landscaping and thoughtfully designed boundaries to create a sense of privacy and community, further benefitting from a single garage and driveway parking.

ADDITIONAL INFORMATION

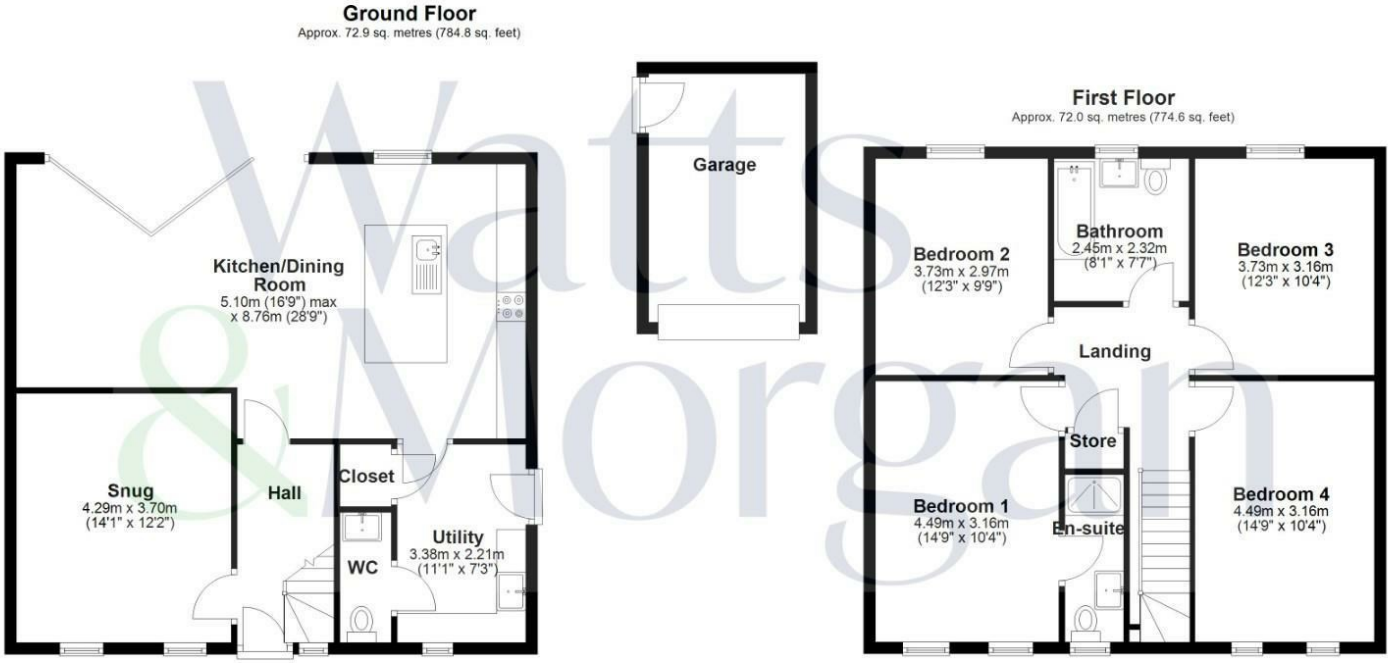
Mains services connected. Air source heat pump. Underfloor heating to the ground floor. Solar panels and rainwater harvesting tank. EPC 'A' Rating.

ANTI-MONEY LAUNDERING (AML)

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

DISCLAIMER

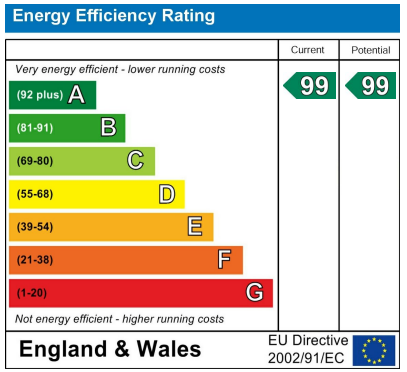
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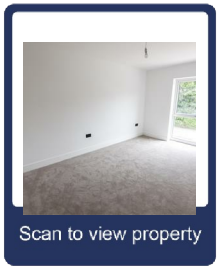


Total area: approx. 144.9 sq. metres (1559.3 sq. feet)









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