

# hrt

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Pentreath Ham  
Lane South

Llantwit Major, The Vale Of  
Glamorgan, CF61 1RN

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# Pentreath Ham Lane South

Asking price **£375,000**

Spacious detached 3/4 bedroom house in need of some modernisation but with huge potential to extend and improve, occupying a large garden plot with private south facing garden and located on a well regarded road with easy walking access to Llantwit Town Centre, amenities and train station.

Detached 3/4 bed family home with huge potential to extend and improve

Entrance hall and shower room, lounge, dining room and sitting room/fourth bedroom, fitted kitchen

Landing, 3 double bedrooms and bathroom

Driveway and detached single garage

Paved and lawned south facing private rear garden

Some modernisation required





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UPVC double glazed entrance door and matching side panels to HALLWAY, (14'9" x 6'3" max) parquet wood block floor, electric storage heater, half turn staircase to first floor with under stairs cupboard and door to LIVING ROOM, (18'4" x 13') parquet block floor, double glazed patio doors to rear garden, feature fireplace with raised hearth and timber mantle over, opening to DINING ROOM, (12' x 10') dimplex storage heater, double glazed windows to side and rear elevations, large serving hatch

to kitchen. KITCHEN, (9' x 9'10") range of 'Shaker' style light grey base cupboards with granite worktops, inset stainless steel one and a half bowl sink, integrated single oven, ceramic hob and extractor, spaces for dishwasher and fridge/freezer, double glazed window and door to side. Further access from hallway to SITTING ROOM/BEDROOM 4, (10' x 11'10") parquet block floor and double glazed window to front elevation, wall mounted electric storage heater and adjacent ground floor SHOWER ROOM, (6' x 3'4" plus 6'3") white low level WC and wash hand basin, shower cubicle with electric shower attachment, chrome heated towel rail and high level double glazed window (the shower area projects into the hallway and could be removed to leave a downstairs cloakroom if preferred).

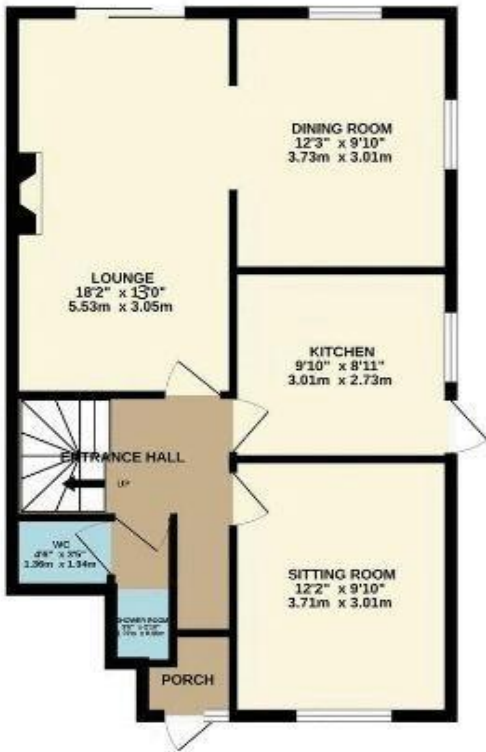
Turn staircase with window to half landing leads to LANDING area (16'8" x 5'6" max) storage heater and loft hatch, airing

cupboard and low door to sizeable eaves storage cupboard. BEDROOM 1, (11'10" x 9'10") part pitched ceiling and double glazed window to side elevation. BEDROOM 2, (11'10" x 11') pendant light, double glazed windows to side and rear. DOUBLE BEDROOM 3, (11'10" x 11'8") double glazed window to south facing rear elevation. BATHROOM, (9' x 6') white suite including panelled bath with electric shower over, pedestal wash hand basin and low level WC, frosted double glazed window, fully tiled walls.

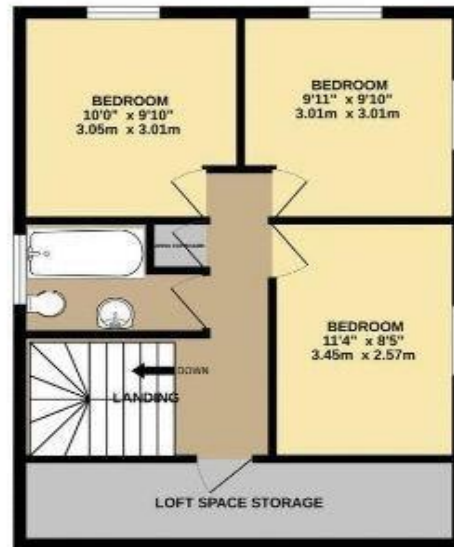
Wide front garden with mature shrubbery, double gates to concrete and gravelled parking area with access to SINGLE GARAGE, (16'3" x 9'4") single up and over door, light and power. Wide pathway to rear with paved sitting area and SUMMER HOUSE, raised patio and rear lawn with mature trees and shrubbery and aluminium framed greenhouse.

There is considerable potential to extend the property (subject to planning permission) to the side of the house where there is approximately 18.5 ft to the boundary.

GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.6 sq.m.) approx.





### 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. After 500 metres turn left onto Ham Lane South. Pentreath is located on the right hand side as indicated by our 'For Sale' board.

### Tenure

Freehold

### Services

Mains water, (gas to roadside), electric storage heaters, mains drainage  
Council Tax Band F  
EPC Rating D

### Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

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

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing strictly by appointment through Herbert R Thomas

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