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36 Heritage View
Llantwit Major, The Vale Of
Glamorgan, CF61 2ZA

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For Sale



36 Heritage View

Asking price **£265,000**

A modern-built, three bedroom, end link home offering stylish upgrades, double driveway parking, private rear garden with great connectivity to all the amenities of Llantwit Major.

Modern-built and presented beautifully throughout

Ground floor accommodation comprises an entrance hall, WC, Kitchen, rear facing living/dining room with access to the garden

The first floor offers three bedrooms and bathroom

Side by side double parking to the front

Landscaped, enclosed rear garden

Situated on the periphery of Llantwit Major





Pitched canopied entrance with part glazed front door opening to entrance HALLWAY with wooden style flooring continuing through the entirety of the ground floor with, stylish low-level tiling to dado height, pendant ceiling light, stairs rising to the first floor landing and a WC just off. The WC comprises a wall-mounted hand basin with mixer tap over, WC to the side with high-level frosted window access to the fuse board. Door to the KITCHEN comprising a modern white set of wall and base mounted units,

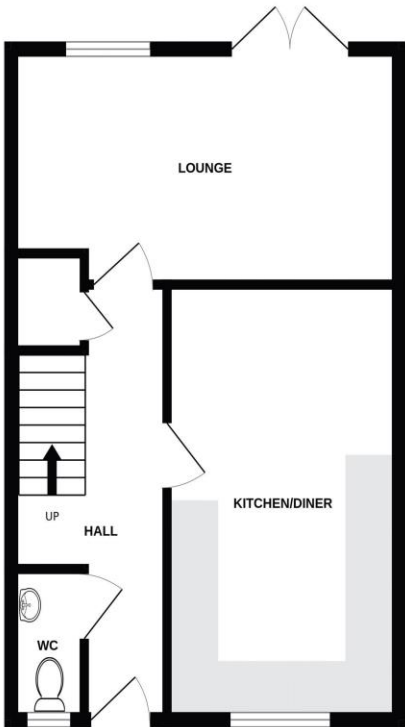
stone effect countertop, subway tiles, splashback with inset oven, gas hob, provision for washing machine and plumbed white goods with a one and a half bowl stainless steel sink, large window with views to the front driveway and onwards to the green open space. To the rear lies a generously proportioned LIVING/ DINING ROOM with ceiling lights fitted, access to useful under stairs cupboard with a window overlooking the rear garden and glazed doors opening directly out. The first floor

landing has access to an airing cupboard attic and pulldown ladder.

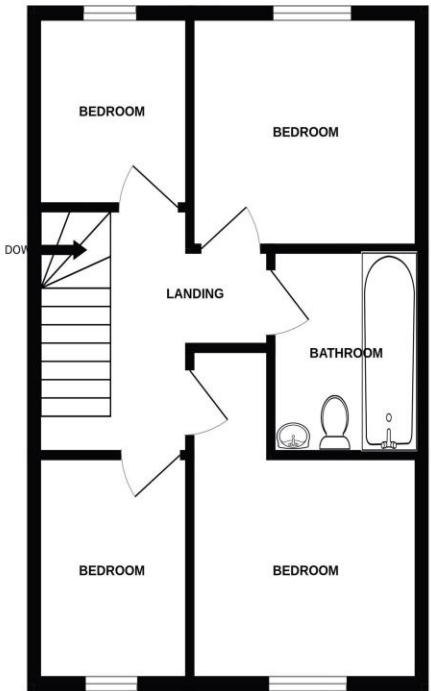
To the front of the property lies double BEDROOM ONE with good proportions and a recess that currently houses a triple wardrobe. Two windows take in high-level views over the driveway and green open space beyond. BEDROOM TWO and BEDROOM THREE are at the rear of the house; bedroom two is a balanced double bedroom with fitted carpet, pendant light and views directly to the garden. Bedroom three is a single, well-decorated room with pendant light and again, window to the rear garden.

The front of the property benefits from a double driveway made up of block pavia and slate lined flower beds on the approach to the front door. Gated access from the side leads to a landscaped rear garden with a central grass lawn, patio and paved pathway wrapping around and quality fencing to the boundaries.

GROUND FLOOR



1ST FLOOR



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 Cowbridge town centre travel along Westgate taking the left hand turning onto the Llantwit Major Road. At Nash crossroads turn left and follow this road passing Llandow industrial estate on your right hand side. At the roundabout take the second exit towards Llantwit Major town centre; At the next roundabout take the third exit into Plas Newydd, then first right onto Heritage Way, continue around the right hand bend where No.36 will be the final property on your left hand side, as indicated by our 'For Sale' board. What3Words: Patching.Transmit.Nearly

Tenure

Freehold

Services

Mains Water, Drainage, Gas & Electric
Council Tax Band D
EPC Rating B

Viewing strictly by
appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

