



30a



## 30a Heol Y Fro

Llantwit Major, Llantwit Major

NO FORWARD CHAIN. This mid terraced home is located on the popular Pentre'r Cwrt development in Llantwit Major, close to schools, shops and amenities and within easy reach of the Heritage Coastline and beach. The property briefly comprises entrance porch, sitting room and kitchen/diner to the ground floor, and two bedrooms and bathroom to the first floor. Outside there is a DRIVEWAY and an enclosed private rear garden. The property benefits from gas central heating with a combination boiler, UPVC double glazed windows with FRENCH DOORS from the kitchen/diner. This would make an ideal first time buy or for an investor. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- MID TERRACED HOME.
- 2 BEDROOMS. PORCH.
- KITCHEN/DINER. GCH COMBI.
- PRIVATE REAR. NO CHAIN.
- UPVC & FRENCH DOORS.
- IDEAL FOR FIRST TIME BUYER.
- EPC C73.





## GROUND FLOOR

### Entrance Porch

UPVC opaque glazed front entrance door. UPVC window to front. Door to sitting room.

### Sitting Room

Dimensions: 15' 6" x 11' 9" (4.72m x 3.58m). UPVC window to front. Radiator. Stairs to first floor. Door to kitchen/diner. Wood effect flooring.

### Kitchen/Diner

Dimensions: 11' 10" x 9' 10" (3.60m x 2.99m). UPVC window to rear. UPVC French doors to rear. Ceramic floor tiles. Wall mounted combination boiler providing the central heating and hot water. Fully fitted kitchen comprising eye level units, base units with work surfaces over. Inset stainless steel sink with mixer tap. Free standing electric cooker with hood. Space for white goods. Partially tiled walls. Space for table and chairs. Radiator.





## FIRST FLOOR

### Landing

Doors to bedrooms and family bathroom. Loft access.

### Bedroom One

Dimensions: 11' 10" x 9' 10" (3.60m x 2.99m). UPVC window to rear. Radiator.

### Bedroom Two

Dimensions: 11' 10" x 7' 1" (3.60m x 2.16m). UPVC window to front. Radiator.

### Family Bathroom

Dimensions: 8' 8" x 4' 7" (2.64m x 1.40m). Wash-hand basin with mixer tap. Panelled bath with mixer shower. Low level WC. Vinyl floor covering. Vertical radiator. Partially tiled walls. Over-stairs cupboard.

## OUTSIDE

### Front

Driveway. Garden laid to lawn.

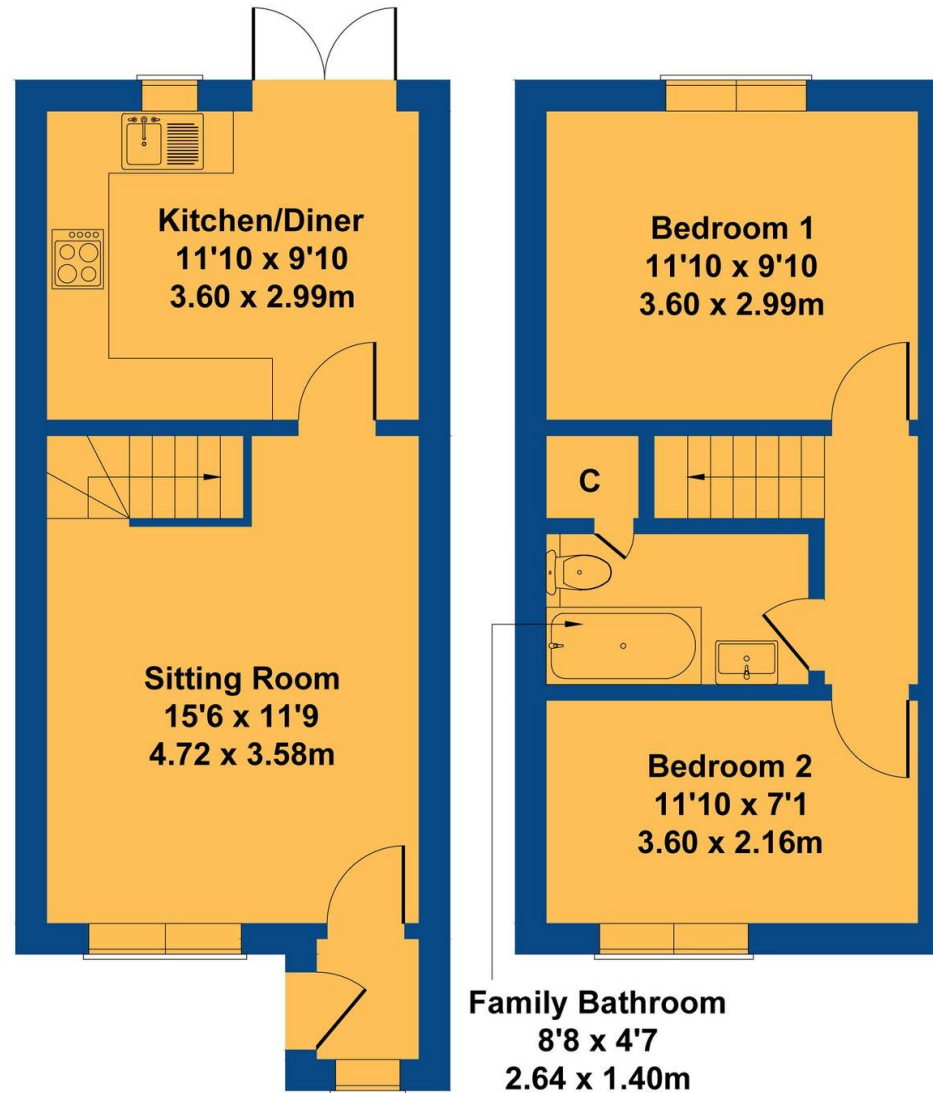
### Rear Garden

An enclosed private garden laid mainly to lawn with paved area providing space for table and chairs and BBQs etc. Water tap.



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Approximate Gross Internal Area  
624 sq ft - 58 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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