





30 Heol Pentre'r Felin

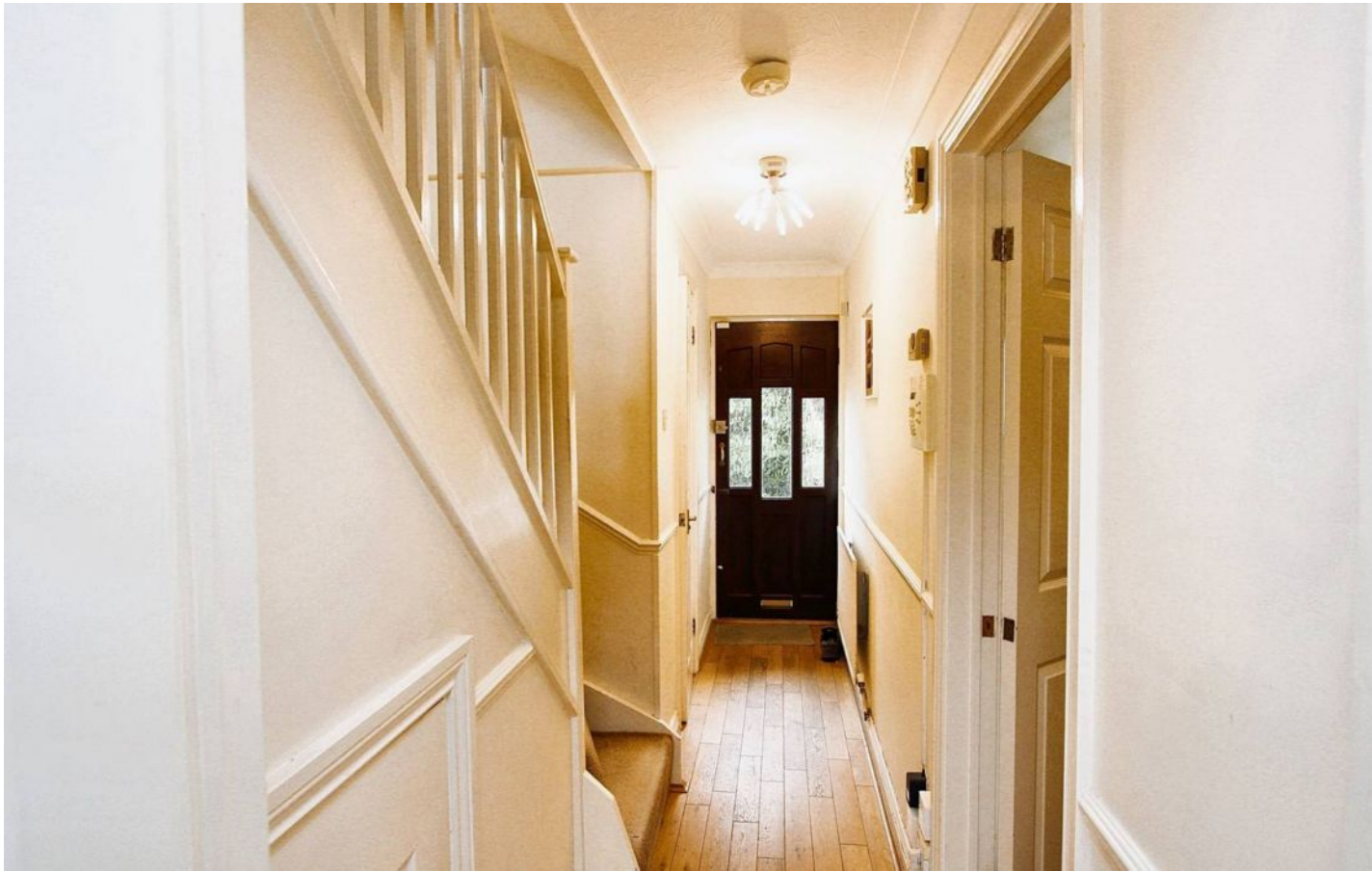
Llantwit Major, Llantwit Major

Council Tax band: F

Tenure: Freehold

- DETACHED FAMILY HOME WITH LARGE KITCHEN/DINER
- 5 BEDROOMS PLUS ATTIC OFFICE ROOM
- 2 BATHROOMS
- SOUGHT AFTER LOCATION CLOSE TO AMENITIES
- EPC 74C
- CLOAKROOM AND UTILITY ROOM





Hall

14' 0" x 3' 0" (4.27m x 0.91m)

Wooden door with glazed panels leading to arched porch area at front. Wooden flooring. Radiator. Under stairs cupboard. Stairs to first floor. Doors to cloakroom, living room and kitchen/diner.

Cloakroom

6' 0" x 2' 10" (1.83m x 0.86m)

Wooden window with obscured glazing to front. White suite comprised of low level Wc and wall hung wash hand basin with tiled splashback. Radiator. Door to hall.

Living Room

16' 0" x 10' 0" (4.88m x 3.05m)

Wooden bay window to front. Carpet flooring. Radiator. Door to hall.

Kitchen/Diner

21' 10" x 11' 0" (6.65m x 3.35m)

Fitted with a range of wall and base units with worktops. "Neff" electric hob and extractor fan. Electric double oven. Integrated "Bosch" dishwasher. Integrated refrigerator. Tiled flooring. Two radiators. Sliding door to rear garden. Wooden window to rear. Doors to hall, utility room and dining/sitting room.

Utility Room

9' 0" x 4' 0" (2.74m x 1.22m)

Continuation of tiled flooring from kitchen/diner. Pvcu door to side, wooden window to rear. Stainless steel sink with right hand drainer. Spaces for washing machine and fridge freezer. "Ideal" boiler. Radiator. Door to kitchen.

Sitting/Dining Room

18' 0" x 7' 11" (5.49m x 2.41m)

Wooden window to front. Radiator. Carpeted flooring. Door to kitchen/diner.

Landing

Measurements taken at maximum points. Carpeted flooring. Airing cupboard housing water tank. Doors to bedrooms and bathroom. Stairs to ground and





Landing

Measurements taken at maximum points. Carpeted flooring. Airing cupboard housing water tank. Doors to bedrooms and bathroom. Stairs to ground and second floors.

Bathroom

Wooden window to rear. White suite comprised of bath with electric shower over, pedestal wash hand basin and low level Wc. Radiator. Vinyl flooring. door to landing.

Master Bedroom

10' 0" x 8' 0" (3.05m x 2.44m)

Measurements taken do not include depth of fitted wardrobes. Wooden window to front. Carpeted flooring. Radiator. Fitted mirrored wardrobes. Door to en-suite shower room, door to landing.

En-suite shower room

4' 0" x 4' 0" (1.22m x 1.22m)

Measurements do not include depth of shower enclosure (2'0) Wooden window to side. grey suite comprised of low level Wc and wash hand basin. Shower enclosure with electric shower. Radiator. Part tiled walls. Carpeted flooring. Door to bedroom.



Bedroom Two

12' 10" x 8' 0" (3.91m x 2.44m)

Wooden window to front. Carpeted flooring. Open rails to alcove providing storage. Radiator. Door to landing.

Bedroom Three

10' 0" x 9' 11" (3.05m x 3.02m)

Wooden window to rear. Carpeted flooring. Radiator. Door to landing.



Bedroom Four

12' 0" x 8' 0" (3.66m x 2.44m)

Measurements taken at maximum points. Wooden window to rear. Carpeted flooring. Radiator. Door to landing.

Bedroom Five

8' 0" x 7' 0" (2.44m x 2.13m)

Currently presented as an office. Wooden window to front. Radiator. Carpeted flooring. Door to landing.

Office

16' 0" x 5' 10" (4.88m x 1.78m)

Converted in the 1990s with planning permission and building regulations. Adaptable room, currently used as an additional office. Wooden velux window to front. Window to rear. Carpeted flooring. Electric heater. Door to small landing area with stairs to first floor.

Rear Garden

Mainly laid to lawn. Mature apple tree and shrubs. Path from rear of kitchen leading to side access and patio area. Stone walls to left hand side and rear, fencing to right hand side. Timber gate to front. Outside tap.

DRIVEWAY

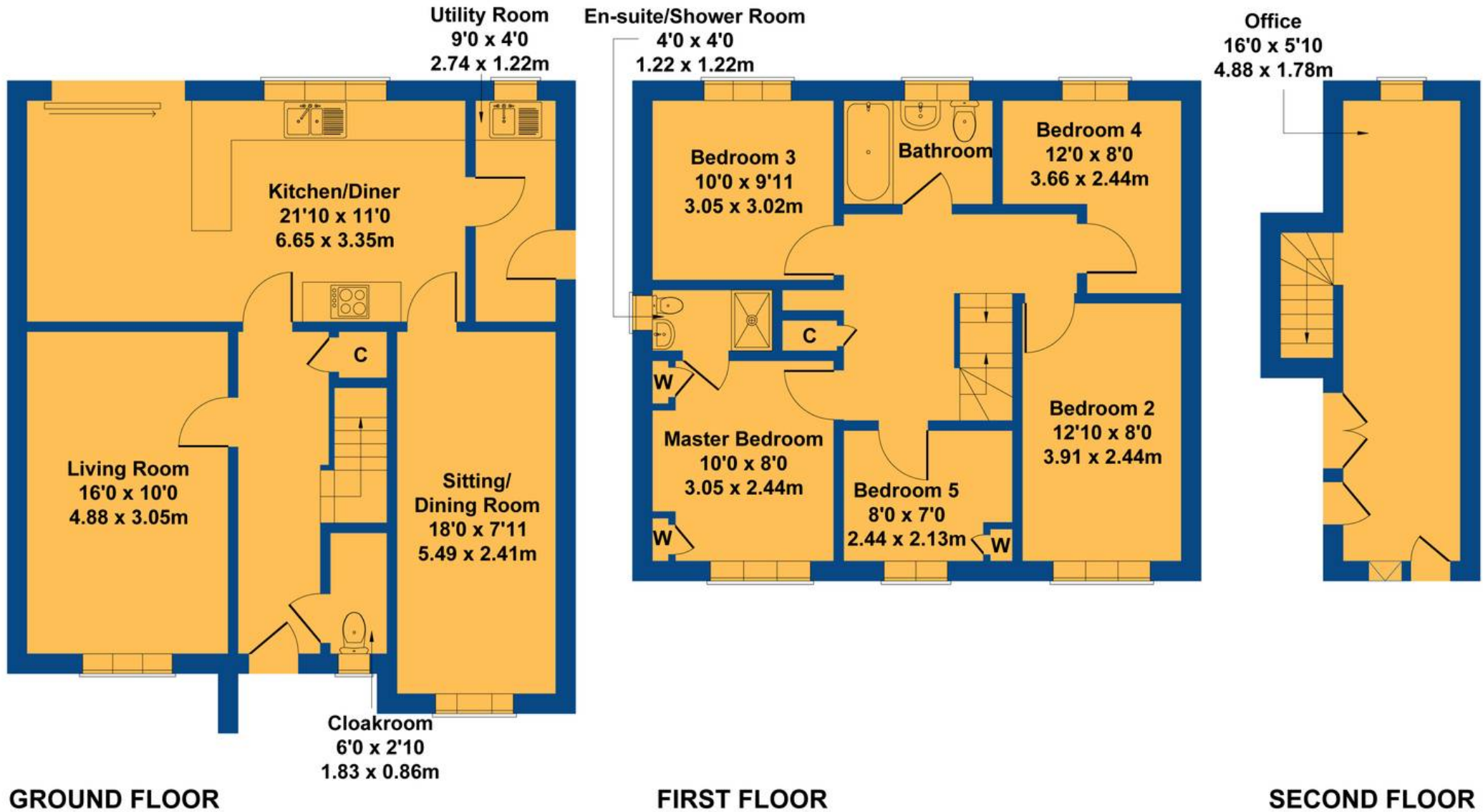
1 Parking Space





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Approximate Gross Internal Area
1496 sq ft - 139 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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