



30A Heol Y Fro, Llantwit Major,  
Vale Of Glamorgan, CF61 2SA

Watts  
& Morgan



# 30A Heol Y Fro, Llantwit Major,

Vale Of Glamorgan, CF61 2SA

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## Guide Price £199,950 Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

An ideal first time purchase; a two bedroom mid-terraced property located in the sought after coastal town of Llantwit Major. Nestled in the popular 'Pentre Cwrt' development, within walking distance to the town centre, train station and playing fields. Accommodation to include; porch, generous lounge and kitchen/diner with French doors. First floor landing leading to two double bedrooms and a modern 3-piece bathroom. Outside presenting driveway parking and lawned front & rear gardens.

No ongoing chain.

EPC Rating C.

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### Directions

Cowbridge Town Centre – 5.3 miles

Cardiff City Centre – 21.5 miles

M4 Motorway – 9.0 miles

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Your local office: Cowbridge

T: 01446 773500

E: [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)





## Summary of Accommodation

### ABOUT THE PROPERTY

Neatly positioned within the popular Pentre Cwrt development, this two bedroom mid-terraced property is an ideal first time purchase / rental investment.

A composite glazed door leads into a porch area with space for cloaks and shoes, and opens into the main reception space.

The lounge is a light and airy reception room with laminate wood effect flooring, a carpeted staircase leading to first floor landing and a uPVC double glazed window to the front elevation.

The kitchen/diner has French doors which lead to the rear patio area. The kitchen has been fitted with a range of walnut coloured base and wall units with complementary laminate work surfaces. Integral appliances to remain to include: a four ring gas hob with a stainless steel extractor hood over and an electric oven with grill. Space and plumbing has been provided for two freestanding white goods along with space for a fridge/freezer. The wall-mounted gas combi is located here. The kitchen/breakfast room further benefits from a stainless steel sink unit with rear-facing window overlooking the garden and tiled flooring.

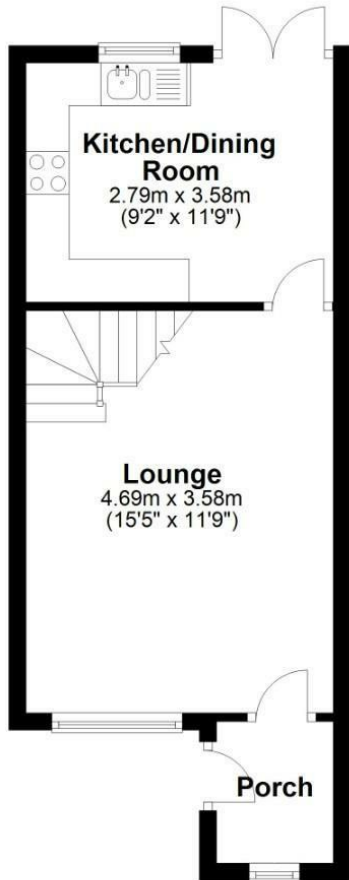
The first floor landing has carpeted flooring and a loft hatch provides access to a partly boarded loft space.

There are two double bedrooms on offer to this first floor and both share use of the modern 3-piece bathroom. The bathroom benefits from a large airing cupboard which is ideal for laundry.



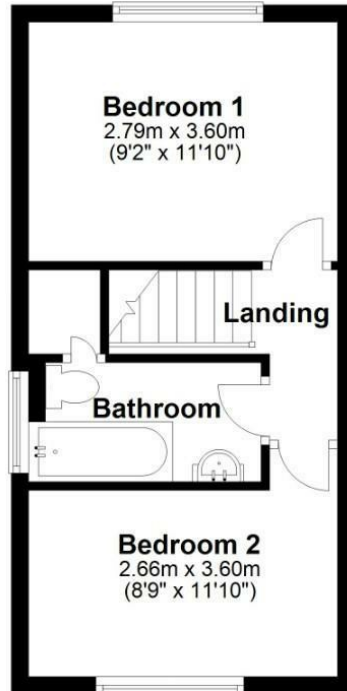
### Ground Floor

Approx. 27.3 sq. metres (294.4 sq. feet)



### First Floor

Approx. 27.2 sq. metres (292.6 sq. feet)



Total area: approx. 54.5 sq. metres (587.0 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

### GARDENS AND GROUNDS

30a Heol Y Fro is situated towards the end of the cul-de-sac and is approached off the road onto a tarmac driveway providing off-road parking.

The low maintenance front garden is predominantly laid to lawn with footpath to front door.

The generous levelled rear garden is predominantly laid to lawn, backing onto tall tree line, with paved area providing ample space for outdoor entertaining and dining.

### ADDITIONAL INFORMATION

Freehold. All mains services connected.  
Council tax band C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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