



## 30 Heol Pentre'r Felin, Llantwit Major

£485,000 Freehold

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





A rare opportunity to acquire an extended, detached family home located in a sought after location of Llantwit Major, Vale of Glamorgan. The property is within walking distance of local shops, schools and amenities, and within easy reach of the Heritage Coastline and beaches. The property briefly comprises; hallway, living room, dining/sitting room, kitchen/diner, utility room and cloakroom/WC to the ground floor. To the first floor are 5 bedrooms, family bathroom and en-suite shower room to the master bedroom. To the second floor, a versatile space has been created through an attic conversion, currently used as an office. Outside lie established gardens to the front and rear.

30 Heol Pentre'r Felin enjoys off road parking and gas central heating. Viewings are highly recommended to fully appreciate the position and space offered.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





#### 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

£ 2.74m x 1.22m)

( ) of tiled flooring from kitchen/diner. Pvcu door to rear garden. Stainless steel sink with rainer. Spaces for washing machine and fridge freezer. "Ideal" boiler. Radiator. Door to kitchen.



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#### 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 second floors.

#### 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.

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

Wooden window to front. Carpeted flooring. Open rails to



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#### 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.

#### Bathroom

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

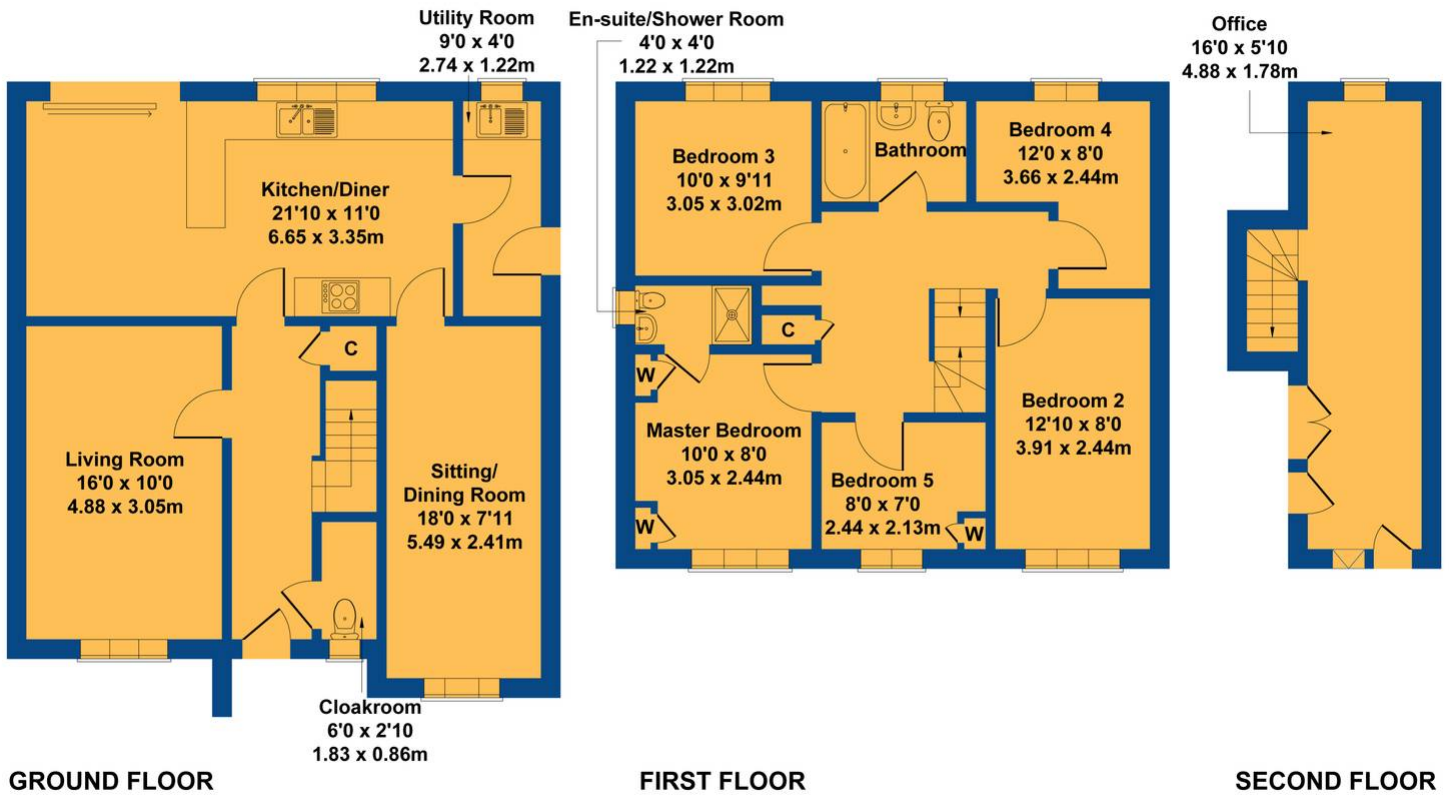


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# 30 Heol Pentrer Felin

Approximate Gross Internal Area  
1496 sq ft - 139 sq m



Not to Scale. Produced by The Plan Portal 2025  
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