



26B Heol Y Fro

Llantwit Major, CF61 2SA

Price Guide £260,000

HARRIS & BIRT



An attractive semi detached property occupying a spacious corner plot situated within the popular Pentre Cwrt development on the outskirts of Llantwit Major. The property has been extended to both the rear and side offering additional versatile accommodation which briefly comprises: entrance porch, living room, kitchen, breakfast room, shower room/WC and third bedroom/study to the ground floor. Upstairs offers two double bedrooms and a family bathroom. Outside enjoys the benefit of off road parking via driveway to the rear and an enclosed rear garden.

The property situated in a quiet cul-de-sac approximately within an 5 minute walk to Llantwit Major train station and town centre with its excellent facilities including a wide range of shops both national and local, schools of excellent reputation for all ages and an extensive range of sporting and recreational facilities. The old part of the town is particularly attractive with narrow winding streets and historic church. Just a mile to the south on the heritage coastline is Llantwit Major beach. There is a railway station in the heart of the town on the Bridgend to Cardiff coastline with connections then to the main London line. Easy access to the main road network brings major centres including the capital city of Cardiff, Bridgend, Llantrisant, Newport etc all within easy commuting distance.

- Guide Price £260,000 - £270,000
- Extended to Side and Rear
- Enclosed Garden
- Easy Walk Into Llantwit Major
- Superb Transport Links
- Attractive Semi Detached Property
- Three Bedrooms
- Off Road, Driveway Parking
- Excellent Schools Catchment
- EPC Rating - D

## Accommodation

### Ground Floor

#### Entrance Hall 3'8 x 4'2 (1.12m x 1.27m)

The property is entered via UPVC front door with decorative glazed panels into entrance porch. Window to side. Wood effect laminate flooring. Pendant ceiling light. Solid door into living room.

#### Living Room 15'5 x 11'8 (4.70m x 3.56m)

Window overlooking front. Continuation of laminate wood flooring from entrance porch. Radiator. Pendant ceiling light. Stairs to first floor. Doors to all ground floor rooms.

#### Kitchen 8'11 x 11'8 (2.72m x 3.56m)

Modern fitted kitchen with features to include: a range of wall and base units. Marble effect work surfaces and matching splashbacks. Inset single bowl sink with curved mixer tap and draining grooves. Countertop four-ring gas hob with stainless steel splashback. Wall mounted electric extractor hood over. Inset electric fan assisted oven below. Space for undercounter washing machine. Space for American style fridge/freezer. Wall mounted cupboard housing gas boiler. Further unit with worktop and storage. Wood effect laminate flooring. Pendant ceiling lights. Opening through to breakfast room.

#### Breakfast Room 10'8 x 11'8 (3.25m x 3.56m)

A versatile space glazed to sides with French doors opening onto rear garden. Tiled flooring. Ceiling spotlights. Vertical wall hung radiator.

#### Inner Hall 6'9 x 3'9 (2.06m x 1.14m)

Sliding barn door separating the inner hall from living

room. Fitted carpet. Pendant ceiling light. Sliding barn door to shower room.

#### Shower Room 6'9 x 2'11 (2.06m x 0.89m)

Modern three piece suite with features to include: shower cubicle with wall mounted mains connected shower and folding shower screen. Low level dual flush WC. Vanity unit containing inset wash hand basin with mixer tap and storage underneath. Obscure glazed window to front. Tile effect flooring. Pendant ceiling light. Part PVC panelled walls. Wall mounted towel warmer. Extractor fan.

#### Bedroom Three/Study 7'5 x 8'6 (2.26m x 2.59m)

Sliding barn door from the inner hall. Window overlooking rear garden. Fitted carpet Radiator. Pendant ceiling light.

### First Floor

#### Landing 6'2 x 11'5 (1.88m x 3.48m)

Stairs from ground floor onto first floor landing. Fitted carpet. Loft access hatch. Pendant ceiling light. Doors to all first floor rooms.

#### Bedroom One 9'0 x 11'5 (2.74m x 3.48m)

Window overlooking rear. Fitted carpet. Radiator. Pendant ceiling light.

#### Bedroom Two 8'8 x 11'5 (2.64m x 3.48m)

Window overlooking front. Fitted carpet. Radiator. Pendant ceiling light.

#### Bathroom 4'5 x 8'8 (1.35m x 2.64m)

Three piece suite in white with features to include: panelled bath with Bristan electric shower and glazed shower screen. Low level hidden cistern WC. Wall

mounted vanity unit containing inset wash hand basin with mixer tap and storage below. Obscure glazed window to side. Recessed storage cupboard. Fully tiled walls. Tiled flooring. Wall hung towel warmer. Pendant ceiling light. Extractor fan.

### Outside

The property is situated on a lovely corner plot. Off-road parking via driveway to the rear with pedestrian gate into rear garden. The front and side are laid to Costwold chippings with a path leading to the front door. The rear garden is enclosed via fenced and attractive stone wall boundary. Laid to a mixture of patio and astroturf for ease of maintenance. Pretty planted borders. Timber garden shed to remain.

### Services

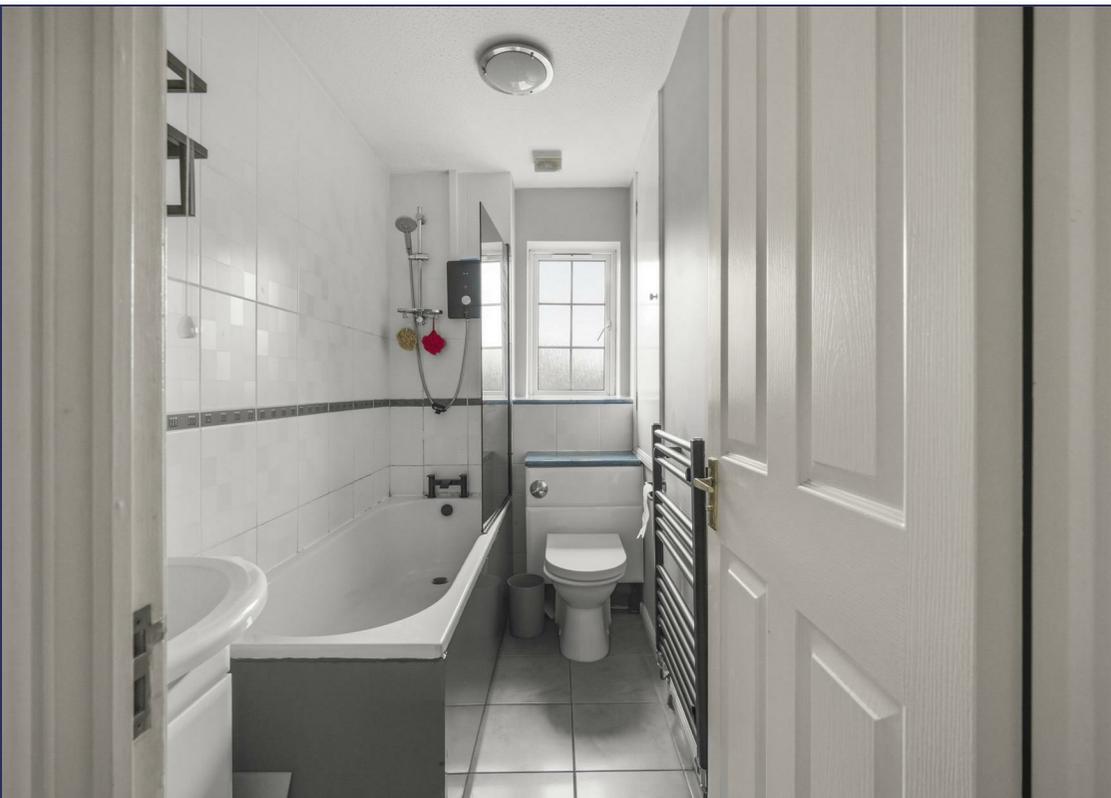
All mains services are connected to the property. Gas central heating via boiler housed to kitchen. UPVC double glazing throughout.

### Directions

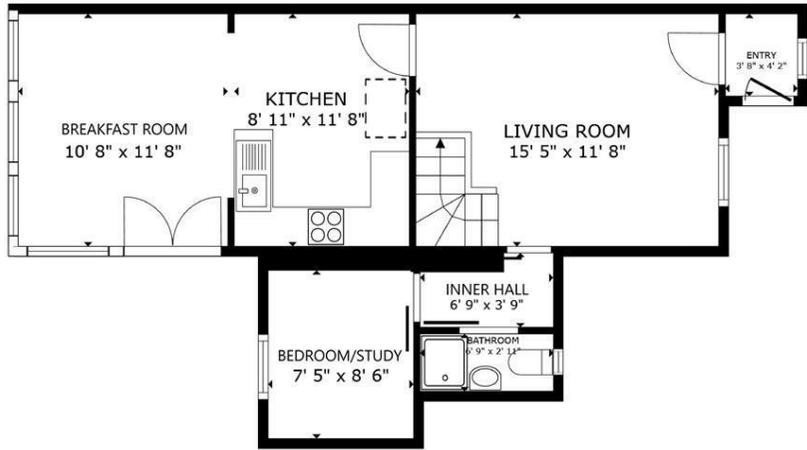
From our office at 65 High Street turn right up to the end of Westgate and turn left onto the Llantwit Major road. At the roundabout at the beginning of the Llantwit Major bypass take the first exit and then go right at the the mini roundabout. Turn right at off the roundabout onto Heol Pentre Cwrt. At the roundabout turn left on to Heol-Y-Fro. Follow the road all the way round until you reach the last right hand junction. Number 26B is the first house on your left on the corner indicated by our Harris & Birt for sale board.



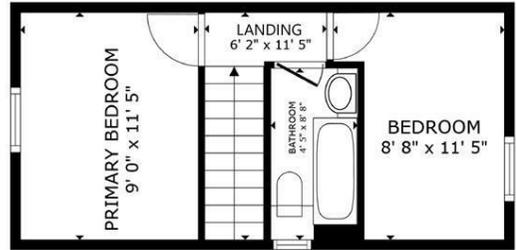








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 556 sq.ft. FLOOR 2 281 sq.ft.  
 TOTAL : 837 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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