



24 Heol Y Fro, Llantwit Major, CF61 2SA

£259,995



1 Pound Field, Llantwit Major, Vale Of Glamorgan, CF61 1DL

Tel No 01446 794433. E-Mail info@brightermoves.co.uk

Web www.brightermoves.co.uk



EXTENDED TWO BEDROOM SEMI-DETACHED PROPERTY WITH SUN ROOM, UTILITY ROOM AND DOWNSTAIRS CLOAKROOM.

The property is located on the popular Pentre'r Cwrt estate within close proximity to all local amenities, schools and train station.

The property is briefly comprising; entrance porch, lounge, kitchen, sunroom, cloakroom and utility to the ground floor with two bedrooms and a bathroom to the first floor level. The property additionally benefits from off road parking for two cars a fully enclosed rear garden. Viewing highly recommended.

GROUND FLOOR

Entrance Porch

Enter the property via uPVC front door with window to the front. Door into lounge.

Lounge

4.70m x 3.58m (15' 5" x 11' 9")

uPVC window to the front. Laminate flooring, ceiling light and power. Stairs lead to the first floor level. Open into kitchen.

Kitchen

3.58m x 2.77m (11' 9" x 9' 1")

Fitted with a range of base and wall units with contrasting work surfaces over. Built-in electric cooker with induction hob and extractor hood over. Belast sink with mixer tap over. Space for white goods. Peninsular island providing seating area. Open plan into reception room. Tiled flooring, radiator, ceiling light and power.

Sun room

3.00m x 2.7m (9' 10" x 8' 10")

Two uPVC velux windows and patio door to the rear. Door leading into cloakroom and utility. Laminate flooring, radiator, ceiling light and power.

Cloakroom

1.5m x 0.9m (4' 11" x 2' 11")

Fitted with a low level WC, counter top sink basin and vanity unit with mixer tap over. uPVC opaque window. Towel rail radiator and ceiling light, tiled flooring.

Utility Room

1.9m x 1.4m (6' 3" x 4' 7")

Storage unit and work top with space and plumbing for white goods. Location of combi Baxi boiler. Tiled flooring, ceiling light. uPVC door to the rear.

FIRST FLOOR

Landing

Doors leading to both bedrooms and family bathroom. Location of loft access.

Bedroom One

3.58m x 2.77m (11' 9" x 9' 1")

uPVC window to the rear. Radiator, carpeted flooring, ceiling light and power.

Bedroom Two

uPVC window to the front. Radiator, carpeted flooring, ceiling light and power.

Bathroom

Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath with shower over. Storage cupboard. Opaque window to the side. Radiator and ceiling light.

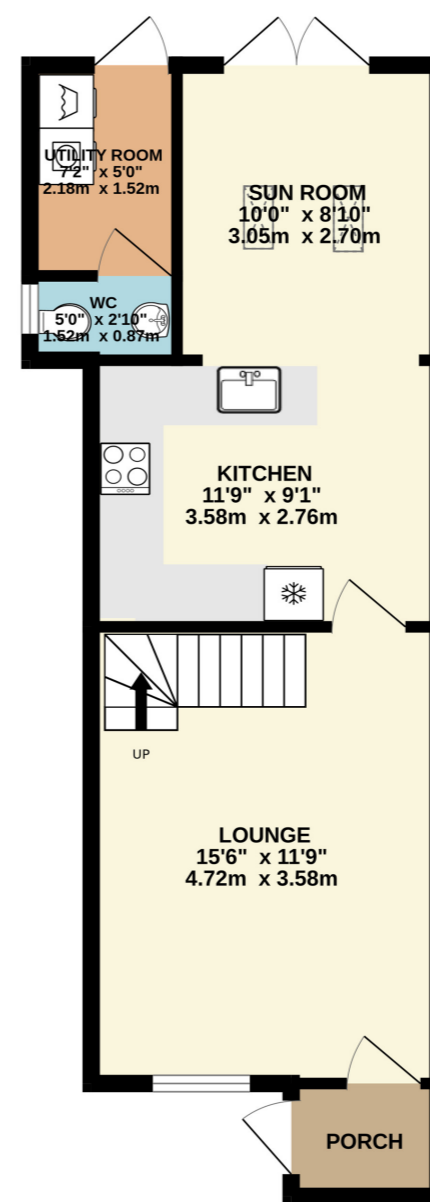
EXTERNAL

Garden

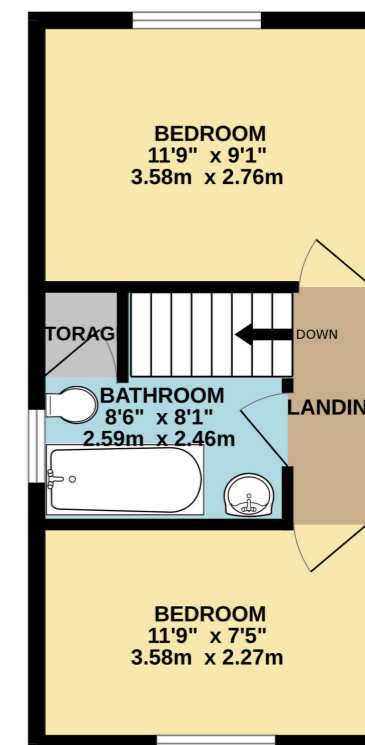
To the front of the property is a tarmac driveway providing off road parking and a lawned area to the side with a boundary hedge. Gated side access to the rear.

To the rear is a fully enclosed garden mainly laid to lawn with a decked area providing space for garden furniture.

GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



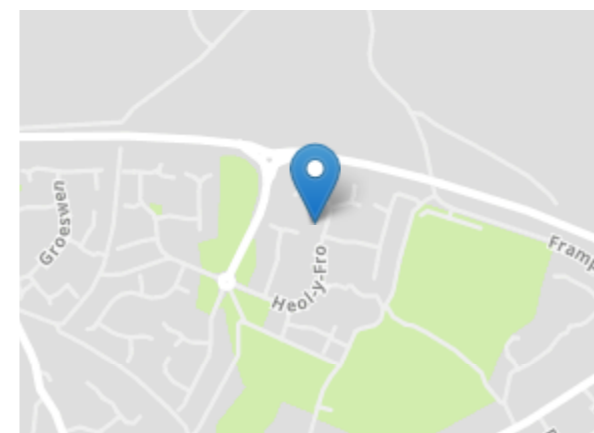
1ST FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025



MIS REPRESENTATION ACT 1967: These Particulars Are For Guidance Only And Their Accuracy Is Not Guaranteed And Neither Do They Form Part Of Any Other Or Contract.

PROPERTY MIS DESCRIPTION ACT 1991: All Reasonable Steps Have Been Taken To Ensure That These Particulars Do Not Contain Any Error, Mistake Or Misdescription, As Described By The Property Misdescription Act.

PROCEEDS OF CRIME ACT 2002: Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.