



38 Heol Y Fro, Llantwit Major

£225,000 Freehold

SEMI DETACHED HOME. • 2 BEDROOMS. • UPVC. KITCHEN/DINER • GCH. • EPC C70. • DRIVEWAY FOR 2 CARS. • POPULAR LOCATION. • IDEAL FIRST TIME BUY.





Situated in a sought after location on the outskirts of Pentre'r Cwrt Llantwit Major, lies this well presented STONE FRONTED SEMI DETACHED home, driveway for 2 cars and private (larger than average) garden to the rear. The property comprises; sitting room and kitchen/diner to the ground floor. To the first floor are two bedrooms and a family bathroom. The property enjoys gas central heating with a modern gas boiler and UPVC windows and doors with patio doors to the rear. Viewings are recommended to fully appreciate the position and presentation. An ideal first time buy, investment, or for a buyer looking to downsize.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





GROUND FLOOR

Entrance Hallway

Opaque glazed door. Radiator. Stairs to first floor. Door to sitting room.

Sitting Room

15' 5" x 9' 4" (4.70m x 2.85m)

UPVC window to front. Radiator. Under stairs cupboard. Door to kitchen/diner.

Kitchen/Diner

12' 7" x 9' 1" (3.84m x 2.77m)

Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Ceramic floor tiles. Radiator. Space for dining room table and chairs. Glazed door to utility. Space for fridge/freezer. Integrated cooker with gas hob and hood. Partially tiled walls. UPVC window to rear. Wall mounted gas boiler providing the central heating. Stainless steel sink with mixer tap.

Utility

Glazed door to rear. Space for white goods.





FIRST FLOOR

Landing

UPVC window to side. Airing cupboard with hot water tank. Loft access (no ladder).

Family Bathroom

6' 8" x 6' 6" (2.03m x 1.98m)

UPVC opaque window to rear. Low level WC. Wash hand basin with mixer tap. Panelled bath with electric mixer shower over. Partially tiled walls. Storage. Vertical radiator.

Bedroom 1

12' 8" x 11' 5" (3.86m x 3.48m)

UPVC window to front. Radiator.

Bedroom 2

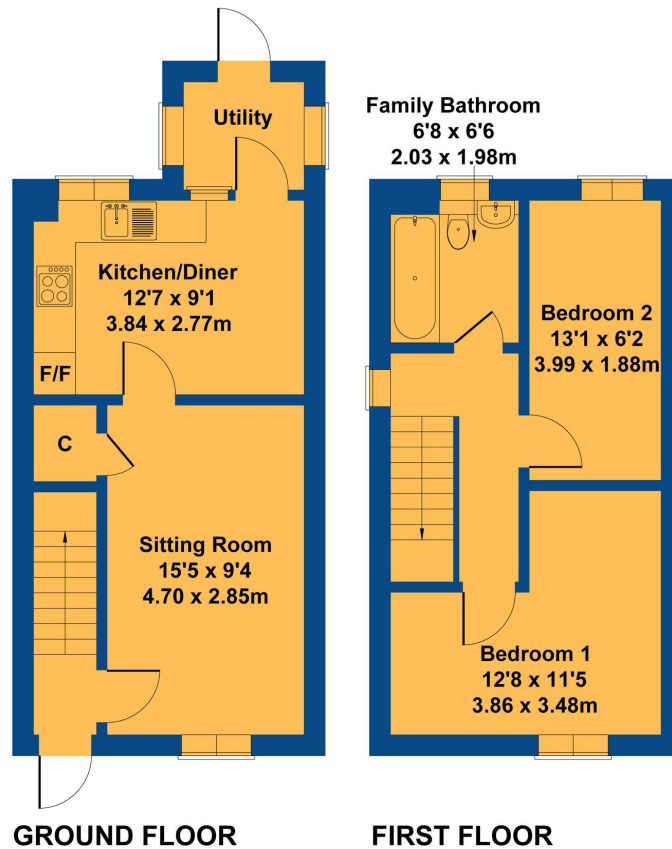
13' 1" x 6' 2" (3.99m x 1.88m)

UPVC window to rear. Radiator.



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Approximate Gross Internal Area
667 sq ft - 62 sq m



Not to Scale. Produced by The Plan Portal 2026
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