



22 Heol Pentre'r Felin, Llantwit Major,  
Vale Of Glamorgan, CF61 2XS

Watts  
& Morgan



# 22 Heol Pentre'r Felin,

Llantwit Major, CF61 2XS

## Guide Price £650,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms  
Large Plot | Double Garage

An exceptional detached family home occupying a generous corner plot within the sought-after coastal town of Llantwit Major. Beautifully extended and impeccably presented throughout, this four bedroom property offers accommodation over 1,800 sq ft.

Welcoming entrance hallway with WC, lounge with feature gas-fire opening into a superb dining-family room with vaulted ceiling and sliding doors to the outdoor terrace. Bespoke fitted kitchen with Neff appliances and breakfast space leading to the garden. First floor with four spacious bedrooms, including a principal suite with en-suite shower room, and a 4-piece luxurious family bathroom.

Complemented by a double garage with utility area, landscaped south-facing lawned gardens with stone patio. Nestled in a quiet, enviable position close to excellent schools, the town centre with its train station and Heritage Coast.

EPC Rating TBC.

### Directions

Cowbridge Town Centre – 5.6 miles

Cardiff City Centre – 22.8 miles

M4 Motorway – 10.0 miles

Your local office: Cowbridge

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## Summary of Accommodation

### ABOUT THE PROPERTY

Situated within the highly sought-after coastal town of Llantwit Major, this exceptional four bedroom detached family home has been thoughtfully extended to provide beautifully appointed accommodation, finished to an impeccable standard throughout. Enjoying a prime position adjoining playing fields, the property is ideally located for well-regarded primary schools, Llantwit Major Comprehensive School, the town centre and train station, while the stunning Glamorgan Heritage Coast is only a short drive away.

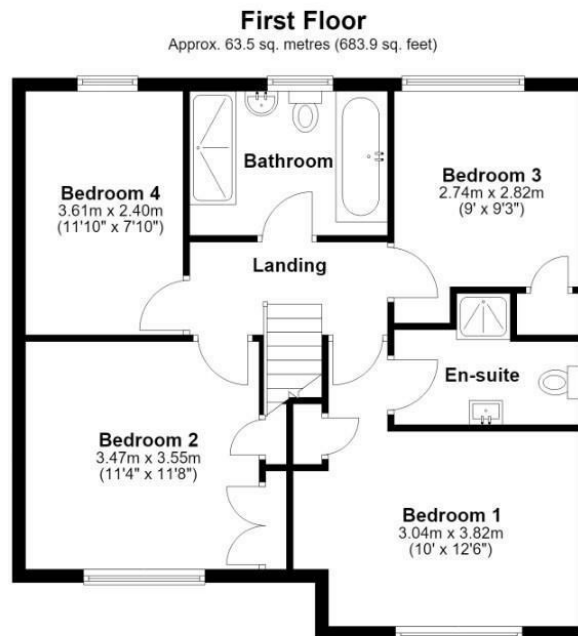
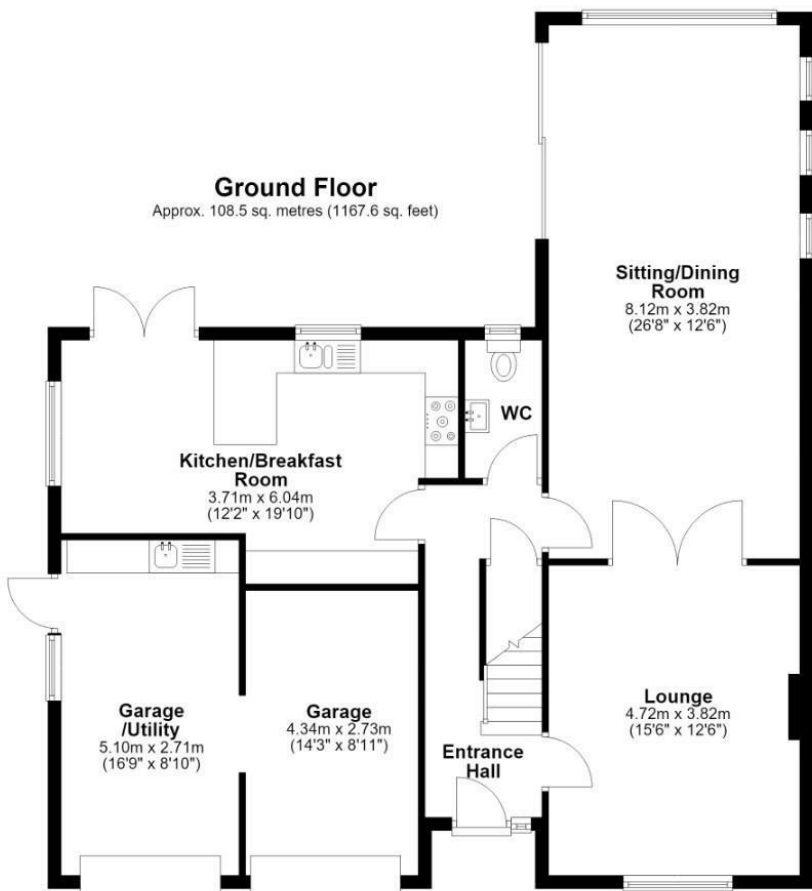
Constructed in the early 1990s, the home has been meticulously maintained and tastefully decorated in neutral tones throughout, creating a contemporary yet welcoming family environment. An inviting entrance hall leads to the principal reception rooms through washed oak doors, with quality herringbone 'Amtico' flooring continuing throughout much of the ground floor. The front-facing lounge enjoys pleasant views across the lawned frontage and centres around a living-flame gas fire, while glazed oak doors open into the impressive extension beyond.

Undoubtedly the heart of the home is the magnificent open-plan dining-family space. Designed to maximise natural light, this stunning room features a vaulted ceiling, an impressive floor-to-ceiling picture window and sliding doors that open seamlessly onto the rear garden; creating an ideal setting for both everyday family life and entertaining. Adjacent to here is a neat cloakroom.

The bespoke kitchen, expertly designed and installed by locally renowned 'AppleTree Kitchens' in Pontyclun, offers an excellent range of solid wall and base cabinetry topped with luxurious Silestone work surfaces and breakfast bar. A range of integrated 'Neff' appliances include; a gas hob, double oven with grill, combi micro-oven, dishwasher, washing machine and fridge/freezer, along with a 'Quooker' instant hot water tap. There is ample space for informal dining, with French doors framing delightful views across the rear garden.

To the first floor are four generously proportioned bedrooms, all benefiting from fitted storage. The principal bedroom is complemented by a stylish en-suite shower room along with a range of Hammonds furniture to remain. The remaining three bedrooms are served by a spacious 4-piece family bathroom featuring a dual-ended bath with waterfall tap and separate walk-in rainfall shower.





Total area: approx. 172.0 sq. metres (1851.5 sq. feet)

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.

## GARDENS AND GROUNDS

Occupying a generous corner plot within this peaceful and highly regarded cul-de-sac, 22 Heol Pentre'r Felin enjoys an attractive setting with an extensive lawned frontage and a private driveway providing off-road parking for up to four vehicles. The driveway leads to a double garage, complete with power, loft storage and useful utility facilities.

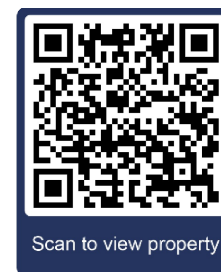
Gated access to both sides of the property leads through to the beautifully landscaped rear garden, with a natural stone terrace providing the perfect space for al-fresco dining and entertaining, while a raised lawn is framed by colourful planting and mature borders. Benefitting from a desirable southerly aspect and an excellent degree of privacy, the garden features a charming circular patio beneath a mature umbrella tree, offering a shaded spot from which to enjoy the peaceful surroundings.

## ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired Vaillant combi-boiler. Council tax band G. The property benefits from a house alarm. OGI Full Fibre Broadband 500 Mbs.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
|                                             |   | 70                      | 75        |
| England & Wales                             |   | EU Directive 2002/91/EC |           |





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