

## Heritage Gate, Llantwit Major

Heritage Gate is in a fantastic location in Llantwit Major, the popular coastal town and community in the beautiful Vale of Glamorgan. It benefits from:

- Convenient access to Cardiff
- Beautiful semi-rural location
- Close to the coast and its stunning beaches
- Local amenities on your doorstep
- Well-respected schooling nearby

**We have two two-bedroom homes available to buy on a shared equity basis:**

**Plot 109 and 110**

Mid-link houses for sale at £115,500 (70% equity share - Market value is £165,000)



It is possible to buy 100% of your home after you have occupied it for three years, or you can repay the 30% equity share when you sell the property. This will be based on the current market value at the time.

## Property Information:

- Hallway
- Downstairs storage cupboard
- Kitchen to the front of the property
- Downstairs WC
- Living / Dining to the rear of the property with patio doors onto garden
- Bedroom 1 to the rear of the property
- Bedroom 2 to the front of the property
- Family bathroom
- Two allocated parking spaces
- Service Charges apply



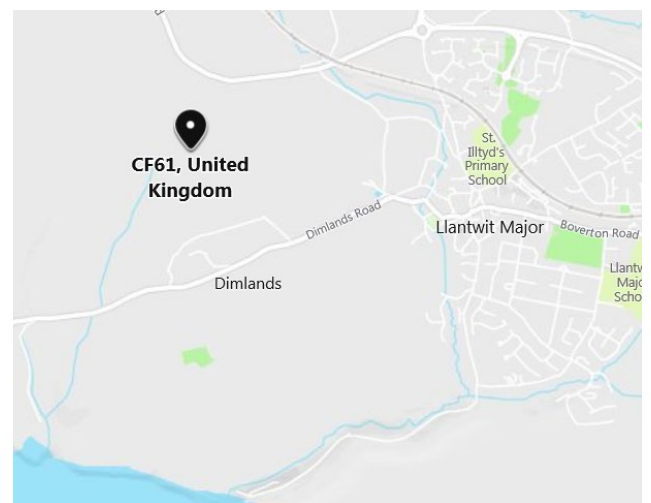
Location – Heritage View, Llantwit Major CF61 2ZA

All properties will be allocated to applicants registered on the Aspire2Own register with Vale of Glamorgan Council.

Contact harmoni homes to arrange a viewing:

Email: [info@harmonihomes.com](mailto:info@harmonihomes.com)

Call: 029 2085 8145



## Applications

You must be registered on the Vale of Glamorgan Council's Aspire2Own register and submit your application to them for assessment and approval. Contact 01446 700111 (ask for Aspire2Own) or email [housingstrategy@valeofglamorgan.gov.uk](mailto:housingstrategy@valeofglamorgan.gov.uk). If your application is successful, you will be nominated to Harmoni Homes (United Welsh) from whom you will purchase the property. Note: The Local Lettings Sales Policy applies.

## Heritage Gate, Llanilltud Fawr

Lleoliad gwych yn Llanilltud Fawr, tref glan môr boblogaidd yn ardal Bro Morgannwg:

- Cysylltiadau hwylus â'r brifddinas
  - Lleoliad hardd lled wledig
- Ger yr arfordir a'r traethau hyfryd
  - Cyfleusterau lleol
  - Ysgolion o safon

**Dau gartref dwy ystafell wely i'w prynu ar sail rhannu ecwiti:**

**Plot 109 a 110**

Tai canol rhes ar werth am £115,500 (70% cyfran ecwiti - gwerth ar y farchnad £165,000)



Bydd hawl prynu 100% o'ch cartref ar ôl byw yno am dair blynedd, neu gallwch dalu'r 30% cyfran ecwiti wrth werthu'r cartref. Bydd y swm yn seiliedig ar werth y cartref ar y farchnad ar y pryd.

## Manylion y tai:

- Cyntedd
- Cwprdd stôr llawr gwaelod
- Cegin yn rhan flaen y cartref
- Toiled llawr gwaelod
- Ystafell fyw / bwyta tua'r cefn gyda drysau patio i'r ardd
- Ystafell wely 1 yn y cefn
- Ystafell wely 2 yn y blaen
- Ystafell ymolchi teulu
- Dau safle parcio
- Costau gwasanaeth cymwys



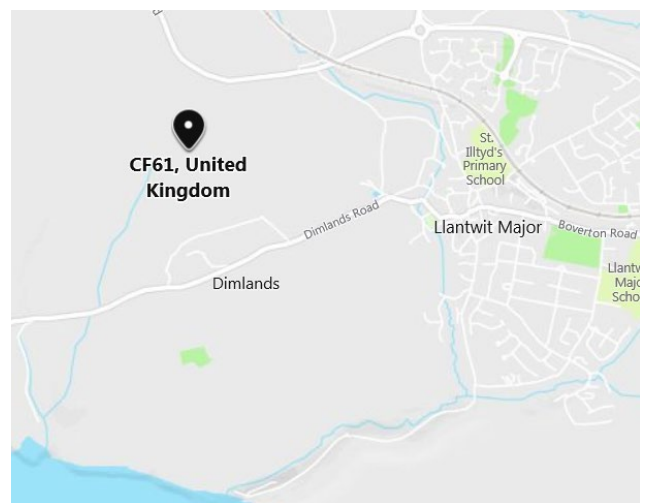
Lleoliad - Rhodfa Plasnewydd, Llanilltud Fawr CF61 2ZA

Neilltuwyd y cartrefi ar gyfer ymgeiswyr cofrestredig ar gofrestr Aspire2Own Cyngor Bro Morgannwg.

Cysylltwch â Harmoni Homes i drefnu

Ebost: [info@harmonihomes.com](mailto:info@harmonihomes.com)

Ffôn: 029 2085 8145



## Ceisiadau

Rhaid cofrestru ar gofrestr Aspire2Own Cyngor Bro Morgannwg a chyflwyno eich cais am asesiad a chymeradwyaeth. Ffôn 01446 700111 (gofyn am Aspire2Own) neu ebost [housingstrategy@valeofglamorgan.gov.uk](mailto:housingstrategy@valeofglamorgan.gov.uk). Os bydd eich cais yn llwyddiannus, byddwch yn destun enwebiad i Harmoni Homes (United Welsh) er mwyn prynu'r cartref. Sylwch: Bydd y polisi gwerthu tai yn gymwys.