





101 Plasnewydd Walk

Llantwit Major, Llantwit Major

This 2019 traditional Persimmon new build end of link home lies on the sought after Heritage Gate development in Llantwit Major, Vale of Glamorgan. 10...

Council Tax band: D

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- END OF LINK HOME.
- 3 BEDROOMS. EN-SUITE.
- UPVC. GCH COMBI.
- DOUBLE DRIVEWAY.
- 2019 PERSIMMON HOME.
- CLOAKROOM/WC. EPC B83.





GROUND FLOOR

Entrance Hallway

Opaque glazed front entrance door. Door to sitting room and cloakroom/WC. Stairs to first floor. Wood effect flooring.

Cloakroom/WC

Dimensions: 5' 7" x 3' 2" (1.70m x 0.96m). UPVC opaque window to front. Low level WC. Radiator. Corner pedestal wash hand basin with mixer tap. Wood effect flooring.

Sitting Room

Dimensions: 12' 1" x 14' 5" (3.68m x 4.39m). UPVC window to front. Wood effect flooring. Door to kitchen/diner. under stairs cupboard. Radiator.

Kitchen/Diner

Dimensions: 15' 4" x 9' 7" (4.67m x 2.92m). UPVC window to rear. UPVC French doors to rear. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Wood effect flooring. Radiator. Space for white goods. Inset gas hob, oven with hood. Partially tiled walls. Inset one and a half bowl sink with mixer tap. Wall mounted Ideal combination boiler providing the central heating and hot water.

FIRST FLOOR

Landing

Doors to bedrooms and bathroom. Loft access. Linen cupboard.

Bedroom 1

Dimensions: 12' 2" x 9' 7" (3.71m x 2.92m). UPVC window to front. Radiator. Over stairs cupboard. Door to en-suite.





En-suite

Dimensions: 5' 4" x 6' 6" (1.62m x 1.98m). UPVC opaque window to front. Pedestal wash hand basin with mixer tap. Shower enclosure with mixer shower. Low level WC. Radiator. Wood effect flooring. Partially tiled walls.

Bedroom 2

Dimensions: 9' 1" x 7' 9" (2.77m x 2.36m). UPVC window to rear. Radiator.

Bedroom 3

Dimensions: 7' 7" x 5' 11" (2.31m x 1.80m). UPVC window to rear. Radiator.

Bathroom

Dimensions: 6' 2" x 5' 11" (1.88m x 1.80m). Low level WC. Panelled bath with electric shower over. Radiator. Pedestal wash hand basin with mixer tap. Partially tiled walls. Wood effect flooring.

OUTSIDE

Front

Block paviour double driveway. Area laid to lawn. Side gate providing access to rear garden.

Rear Garden

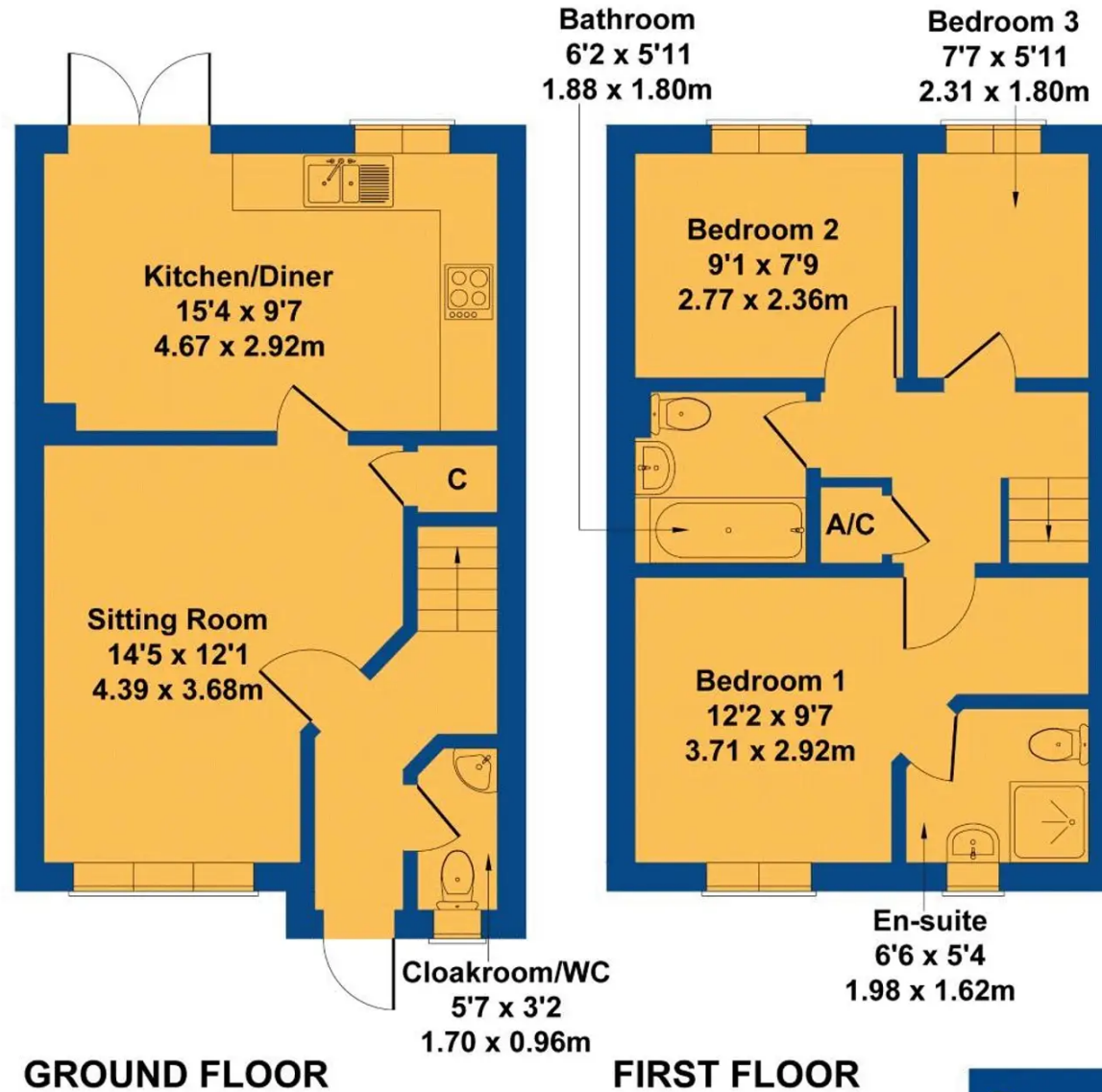
Dimensions: 31' 0" x 17' 0" (9.44m x 5.18m). An enclosed north facing garden laid mainly to lawn. Indian sandstone paving providing space for table and chairs etc.





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Approximate Gross Internal Area
775 sq ft - 72 sq m



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.



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