







## 6 Plasnewydd Walk

Llantwit Major, Llantwit Major

This spacious well presented 2020 traditional Persimmon new build FIVE BEDROOM detached home, lies on the sought after and well regarded Heritage Gate...

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- DETACHED FAMILY HOME.
- 2020 NEW BUILD. 5 BEDS.
- UPVC. GCH COMBI.
- DOUBLE DRIVEWAY. GARAGE.
- CLOAKS/WC. EN-SUITE.
- SOUGHT AFTER LOCATION.







## GROUND FLOOR

### Entrance Hallway

Stairs to first floor. Door to kitchen/diner and sitting room. Wood effect flooring. under stairs cupboard.

### Sitting Room

Dimensions: 15' 3" x 11' 1" (4.64m x 3.38m). UPVC window to front. Radiator.

### Kitchen/Diner

Dimensions: 21' 1" x 10' 0" (6.42m x 3.05m). UPVC French doors to rear. UPVC window to rear. Radiator. Fully fitted kitchen comprising eye level units, base units with drawers and work surfaces over. Wood effect flooring. Space for dining room table and chairs. Inset one and a half bowl stainless steel sink with mixer tap. Inset gas hob and electric oven with hood/extractor. Space for white goods. Door to utility.

### Utility Room

Dimensions: 5' 7" x 6' 5" (1.70m x 1.95m). Opaque glazed door to rear. Fitted base unit with work surface over. Space for white goods. Wall mounted combination boiler providing the central heating and hot water. Wood effect flooring. Radiator. Door to cloakroom/WC.

### Cloakroom/WC

Dimensions: 5' 8" x 3' 2" (1.73m x 0.96m). UPVC opaque window to side. Radiator. Low level WC. Wash hand basin with mixer tap. Wood effect flooring.

## FIRST FLOOR

### Landing

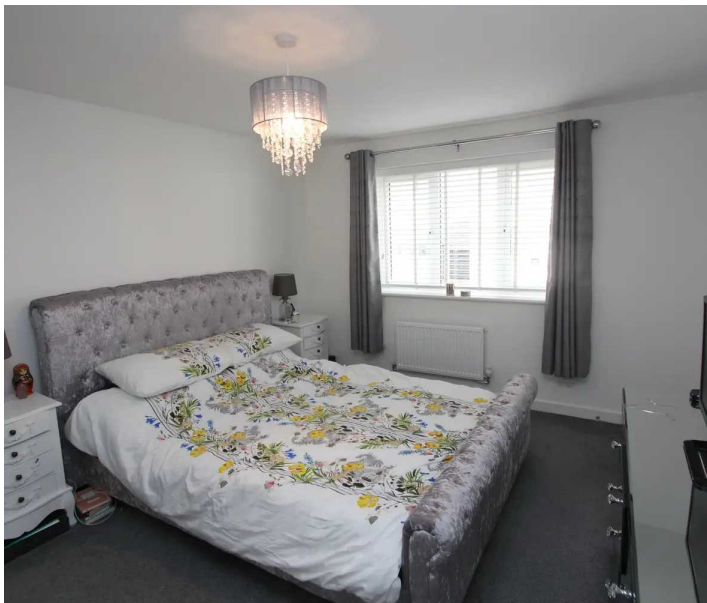
Doors to bedrooms and family bathroom. Loft access.

### Bedroom 1

Dimensions: 10' 11" x 13' 7" (3.32m x 4.14m). UPVC window to front. Radiator. Built in wardrobe. Door to en-suite.

### En-suite

Dimensions: 4' 3" x 7' 9" (1.29m x 2.36m). UPVC opaque window to front. Low level WC. Vertical radiator. Wood effect flooring. Shower enclosure. Pedestal wash hand





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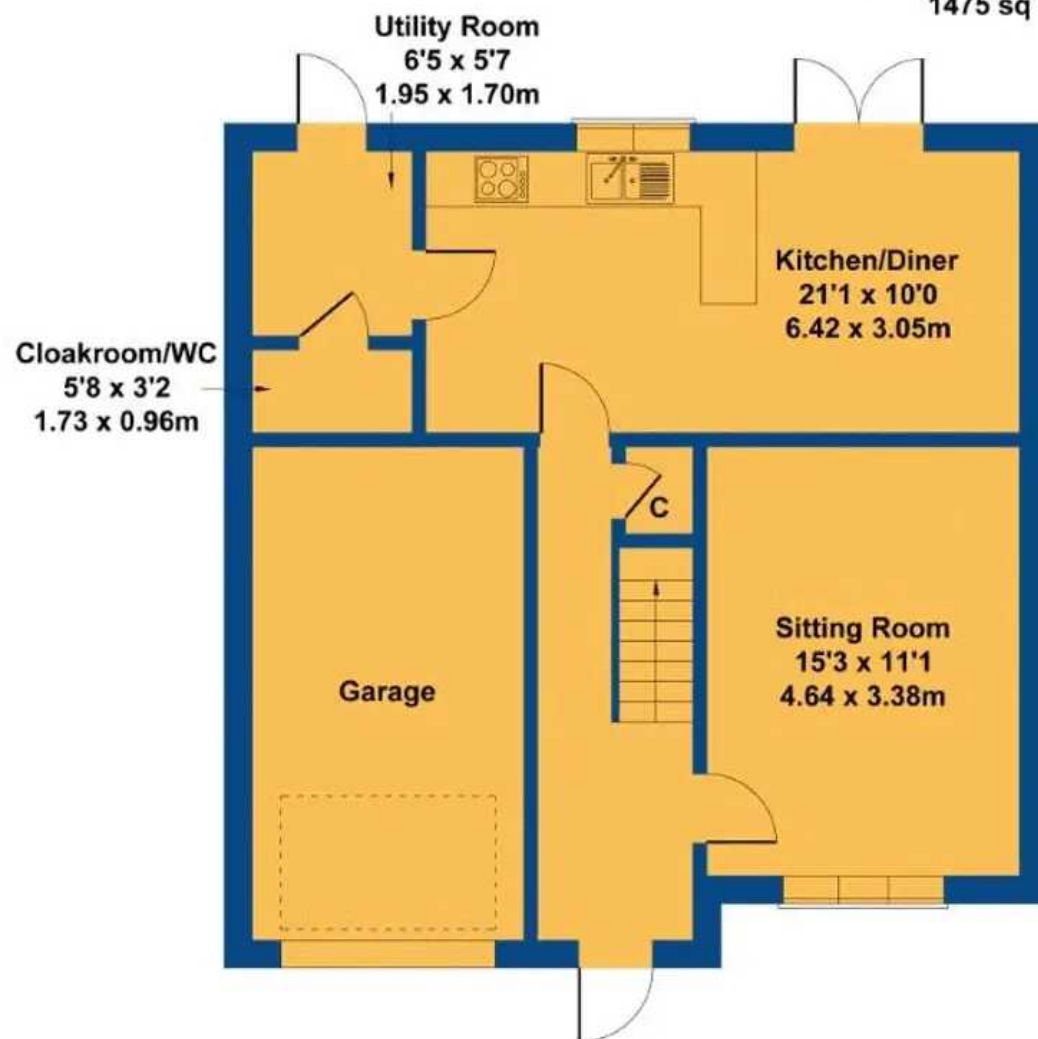






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Approximate Gross Internal Area  
1475 sq ft - 137 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

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