

84 Plasnewydd Walk, Llantwit Major
£435,000



84 Plasnewydd Walk

Llantwit Major, Llantwit Major

This very well presented spacious 2019 Persimmon new build detached family home with detached garage lies in the Heritage Gate development in Llantwit Major, Vale of Glamorgan. 84 Plasnewydd Walk comprises entrance hallway, sitting room, reception room two, kitchen/ diner, utility room and cloakroom/ WC to ground floor. To the first floor are four bedrooms, with EN-SUITE to the master bedroom, and a family bathroom. Outside, there is detached garage and block paviour driveway for three cars, and an impressive enclosed garden to the rear with sunny aspect. The property enjoys gas central heating with a COMBINATION boiler, uPVC windows and doors with uPVC French doors to the rear garden from the kitchen/diner. We believe there to be approximately five years remaining on the NHBC certificate. Heritage Gate is within easy reach of the shops, amenities and schools of Llantwit Major, and the Heritage Coastline and beach. Please note there is a yearly management charge with this property (however we are informed that currently no charges for the estate are being collected). This charge is used for the upkeep, maintenance and management of the development. Viewings are highly recommended to fully appreciate the spacious living accommodation and popular location. Council Tax band: F Tenure: Freehold EPC Energy Efficiency Rating: B EPC Environmental Impact Rating: B

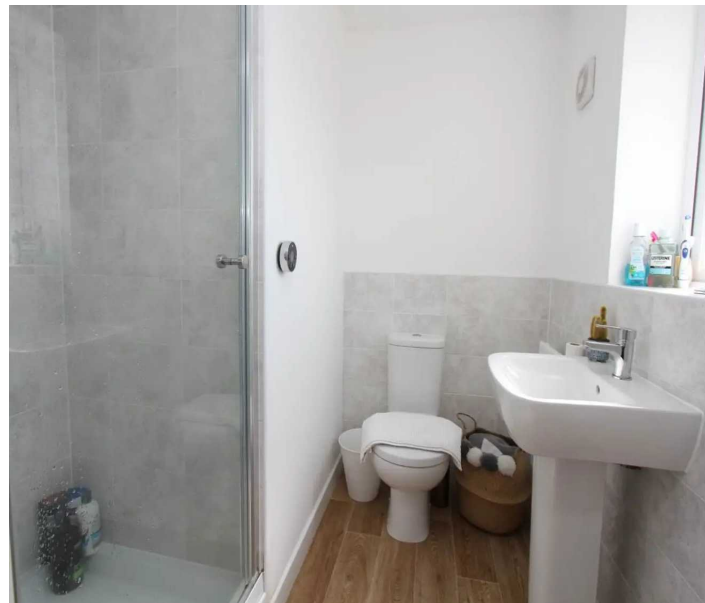




84 Plasnewydd Walk

Llantwit Major, Llantwit Major

- DETACHED NEW BUILD HOME.
- 4 BEDROOMS. EPC: B83.
- 2 RECEPTION ROOMS.
- UTILITY. CLOAKROOM/WC.
- GARAGE. DRIVEWAY.
- SUNNY GARDEN. NO CHAIN.





GROUND FLOOR

Entrance Hallway

Radiator. Wood effect flooring. Opaque glazed front entrance door. Doors to second reception room, kitchen/diner and sitting room. Stairs to first floor.

Reception Room Two

10' 10" x 10' 0" (3.30m x 3.05m)

UPVC window to front. Radiator.

Sitting Room

10' 9" x 13' 7" (3.28m x 4.14m)

UPVC window to front. Radiator.

Kitchen/Diner

9' 7" x 20' 3" (2.92m x 6.17m)

UPVC windows to rear. UPVC French doors to rear. Radiator. Wood effect flooring. Fully fitted kitchen comprising eye level units base units with work surfaces over. Inset one and a half bowl sink with mixer tap. Space for dishwasher. Inset gas hob and oven. Door to utility. Space for dining room table and chairs.

Utility Room

5' 5" x 6' 1" (1.65m x 1.85m)

Wall mounted combination boiler providing the central heating and hot water. Work surface over base unit. Space for white goods. Wood effect flooring. Door to cloakroom/WC and rear garden.

Cloakroom/WC

UPVC opaque window to rear. Low level WC. Radiator. Wash hand basin.

FIRST FLOOR

Landing

Doors to bedrooms and bathroom. Loft access. UPVC window to side. Storage cupboard.





Family Bathroom

8' 2" x 6' 5" (2.49m x 1.96m)

Low level WC. UPVC opaque window to rear. Panelled bath with electric mixer shower over. Partially tiled walls. Wood effect flooring. Pedestal wash hand basin. Radiator.

Bedroom 1

11' 0" x 11' 8" (3.35m x 3.56m)

UPVC window to rear. Radiator. Door to en-suite. Built in wardrobe.

Bedroom 2

9' 0" x 10' 1" (2.74m x 3.07m)

UPVC window to front. Radiator.

En-Suite

6' 1" x 6' 2" (1.85m x 1.88m)

Shower enclosure. Low level WC. Pedestal wash hand basin. Wood effect flooring. Radiator. Partially tiled walls. UPVC opaque window to rear.

Bedroom 3

8' 9" x 11' 10" (2.67m x 3.61m)

UPVC window to front. Radiator.

Bedroom 4

8' 4" x 7' 9" (2.54m x 2.36m)

UPVC window to front. Radiator.





GARDEN

Rear Garden - enclosed and laid to lawn with decking area. Gate to side.

GARAGE

Single Garage

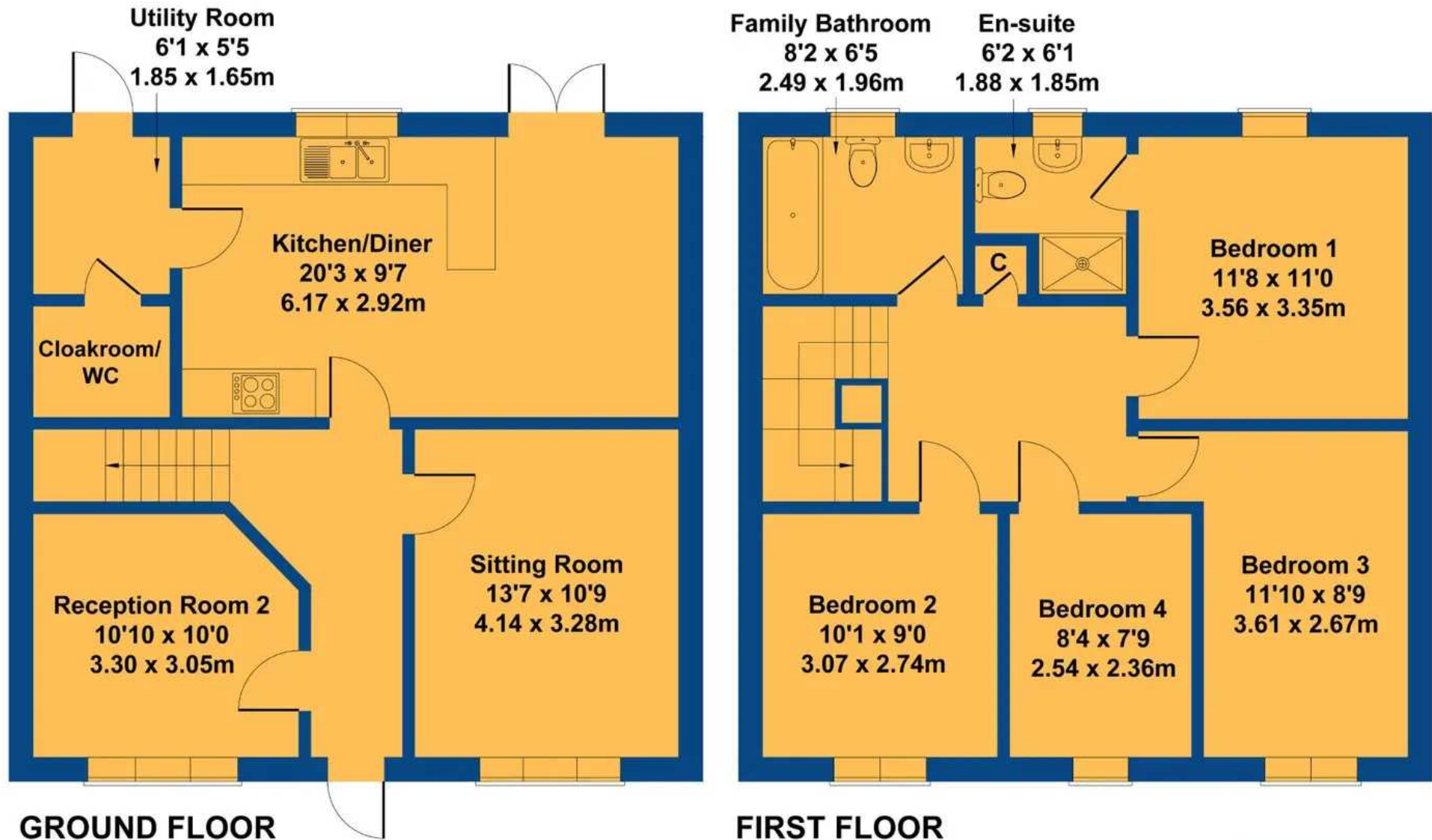
Detached garage for one car. Up and over door.
Driveway providing off road parking (block paviour)
for 3 cars.





84 Plasnewydd Walk

Approximate Gross Internal Area
1335 sq ft - 124 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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