





13 Plasnewydd Walk

Llantwit Major, Llantwit Major

This very well presented 2019 traditional Persimmon new build larger than standard semi detached family home lies on the Heritage Gate development in Llantwit Major, Vale of Glamorgan. 13 Plasnewydd Walk which has been greatly improved by the current owners, comprises entrance hallway sitting room, kitchen/ diner with solid wood work surfaces, cloakroom/WC and utility room to ground floor. To the first floor are three good sized bedrooms, with EN-SUITE to the master bedroom, and a family bathroom. Outside, there is a block paviour double driveway to the front and an enclosed private and sunny garden to the rear with porcelain tiles and superb garden office and store. The property enjoys gas central heating, uPVC windows and doors with uPVC French doors to the rear garden, Amtico flooring, and window shutters. We believe there to be seven 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. This charge is used for the upkeep, maintenance and management of the development (however this has not been charges since the development was built). Viewings are highly recommended to fully appreciate the internal space and presentation throughout.

Council Tax band: D

Tenure: Freehold



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EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- SEMI DETACHED HOME.
- 3 BEDS. CLOAKROOM/WC.
- KITCHEN/DINER. EN-SUITE.
- SOUTHERLY REAR. UTILITY.
- UPVC. DOUBLE DRIVEWAY.
- RARELY AVAILABLE. GCH.
- GARDEN OFFICE AND STORE.





GROUND FLOOR

Entrance Hallway

Stairs to first floor. Radiator. Wood effect Amtico flooring. Opaque front entrance door with tiled canopy. Door to sitting room, cloakroom/WC and kitchen/diner. Under stairs cupboard.

Sitting Room

Dimensions: 13' 0" x 12' 4" (3.96m x 3.76m). UPVC window to front. Radiator.

Cloakroom/WC

Dimensions: 3' 1" x 5' 5" (0.94m x 1.65m). Corner wash hand basin with mixer tap. Low level WC. Radiator. Wood effect Amtico flooring.

Kitchen/Diner

Dimensions: 18' 7" x 9' 6" (5.66m x 2.89m). UPVC window to rear. UPVC French doors to rear. Radiator. Fully fitted kitchen comprising eye level units with base units and solid wood work surfaces over. Integrated dish washer. One and a half bowl sink with mixer tap. Partially tiled walls. Wood effect Amtico flooring. Down lighting. Space for fridge/freezer. Space for dining room table and chairs. Door to utility room.

Utility Room

Dimensions: 5' 6" x 5' 8" (1.68m x 1.73m). Opaque glazed door to side. Base unit with solid wood work surface over. Wall mounted gas boiler providing the central heating. Cupboard. Space for white goods. Partially tiled walls. Wood effect flooring.





FIRST FLOOR

Landing

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

Bedroom 1

Dimensions: 11' 0" x 12' 11" (3.35m x 3.93m). UPVC window to front. Radiator. Door to en-suite.

En-suite

Dimensions: 5' 8" x 6' 0" (1.73m x 1.83m). UPVC opaque window to front. Low level WC. Shower enclosure with mixer shower. Pedestal wash hand basin. Ceramic floor tiles. Partially tiled walls. Vertical radiator.

Bedroom 2

Dimensions: 9' 6" x 9' 9" (2.89m x 2.97m). UPVC window to rear. Radiator.

Bedroom 3

Dimensions: 8' 11" x 9' 7" (2.72m x 2.92m). UPVC window to rear. Radiator.

OUTSIDE

Front

Double block paviour driveway. Side gate to rear garden.

Rear Garden

Dimensions: 37' deep x 23' wide (11.27m x 7.01m). An enclosed (slatted fencing) sunny garden laid to lawn with superb porcelain paved area with pergola, providing space for table and chairs etc. Water taps (hot and cold). Garden office built on a solid concrete slab, with power and lighting, Amtico flooring, and workshop/shed store to the side. Outdoor lighting.

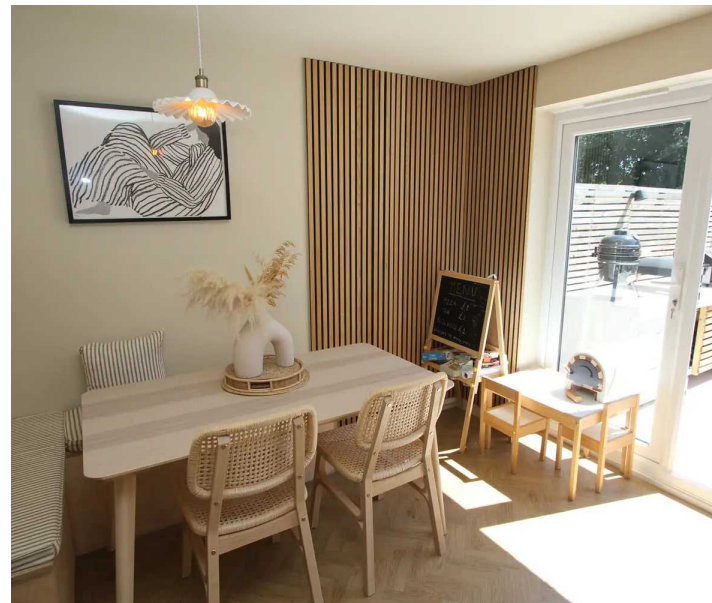




DRIVEWAY

2 Parking Spaces

Block paviour double driveway.





13 Plasnewydd Walk

Approximate Gross Internal Area

1001 sq ft - 93 sq m

Utility Room

5'8 x 5'6

1.73 x 1.68m



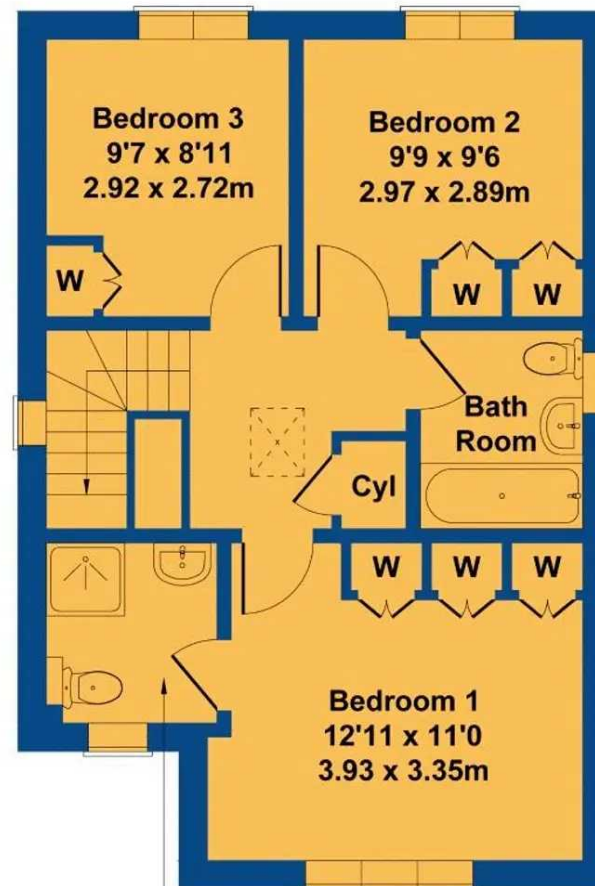
Kitchen/Diner
18'7 x 9'6
5.66 x 2.89m

C

Sitting Room
13'0 x 12'4
3.96 x 3.76m

Cloakroom/WC
5'5 x 3'1
1.65 x 0.94m

GROUND FLOOR



Bedroom 3
9'7 x 8'11
2.92 x 2.72m

Bedroom 2
9'9 x 9'6
2.97 x 2.89m

W

W

W

Bath
Room

Cyl

W

W

W

Bedroom 1
12'11 x 11'0
3.93 x 3.35m

En-suite
6'0 x 5'8
1.83 x 1.73m

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
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