



71 Plasnewydd Walk

Llantwit Major, CF61 2YW

Price £255,000

HARRIS & BIRT



An end terrace, two double bedroom, family home with off road parking and a small courtyard style rear garden with a sizable summer house with electricity. The home benefits from an extended kitchen/dining/family area, downstairs WC and a living room. To the first floor there is two bedrooms and a family bathroom.

The property is conveniently situated within easy reach of Llantwit town centre with its excellent facilities including a wide range of shops both national and local, schools of excellent reputation for all ages and an extensive range of sporting and recreational facilities. The old part of the town is particularly attractive with narrow winding streets and historic church. Just a mile to the south on the heritage coastline is Llantwit Major beach. There is a railway station in the heart of the town on the Bridgend to Cardiff coastline with connections then to the main London line. Easy access to the main road network brings major centres including the capital city of Cardiff, Bridgend, Llantrisant, Newport etc all within easy commuting distance.



Accommodation

Ground Floor

Entrance Hall 3'6 x 14'10 (1.07m x 4.52m)

The property is entered via uPVC front door to entrance hallway. Vinyl flooring. Skimmed walls and ceiling. Pendant ceiling light. Fitted radiator. Door into downstairs WC and separate door into living room. Carpet stairs leading up to first floor landing.

WC

Two piece suite comprising low level WC. Wall hung wash hand basin with chrome mixer tap. Vinyl flooring. Skimmed walls and ceiling. uPVC window to front. Fitted radiator.

Living Room 9'7 x 15'4 (2.92m x 4.67m)

Carpet flooring. Skimmed walls and ceiling. Fitted radiator. Window to front. Door through to kitchen. Understairs storage cupboard.

Kitchen/Dining/Family Room 12'11 x 17'4 (3.94m x 5.28m)

Modern kitchen with features to include range of wall and base units. Wood effect worksurface. Four ring induction hob with extractor fan over. Inset oven under. Stainless steel 1.5 sink bowl and drainer. Space for free standing fridge/ freezer. Space for dishwasher. Space for washing machine. Vinyl herringbone style flooring. Skimmed walls and ceiling. Fitted radiator. Pendant ceiling light. Space for dining table and chairs. Ceiling lantern over family room. French doors opening out to rear courtyard.

First Floor

Landing 6'8 x 8'7 (2.03m x 2.62m)

Carpet stairs lead up to first floor landing. Skimmed walls and ceiling. Access to loft. Doors to all first floor rooms.

Master Bedroom 12'11 x 8'7 (3.94m x 2.62m)

Good sized double bedroom. Carpet flooring. Skimmed walls and ceiling. Two windows to front. Fitted radiator. Storage above stairs.

Bedroom Two 12'11 x 8'4 (3.94m x 2.54m)

Another good sized double bedroom. Carpet flooring. Skimmed walls and ceiling. uPVC double glazed window to rear. Fitted radiator.

Family Bathroom 5'11 x 6'5 (1.80m x 1.96m)

Three piece suite in white comprising panelled bath with shower head attachment and glass panel. Low level WC. Pedestal wash hand basin with hot and cold tap over. Vinyl flooring. Partly tiled walls. Further skimmed walls and ceiling. Pendant ceiling light. Fitted radiator.

Outside

To the front of the property is a low maintenance garden. Gated side access to the rear. Electric hook up point. Patio laid terrace. Raised beds and borders. Side pedestrian gate leads to parking area. Fenced to both sides to allow privacy. Fully insulated garden room.

Garden Room 12'6 x 9'0 (3.81m x 2.74m)

Fully insulated garden room. Power and electric. Vinyl flooring. Ceiling spotlights. Radiator. French doors.

Services

The property is served by mains gas, electricity, water and drainage.

Directions

From our office at 65 High Street in Cowbridge, turn right and at the end of Westgate turn up the hill towards Llantwit Major. Turn left at the T-junction and at the crossroads at Nash Manor where you have to stop, turn left and continue on the Llantwit Major road as far as the roundabout at the beginning of the Llantwit Major by-pass. Go straight across, over the speed bumps then turn right at the mini roundabout. Follow the road bearing right past the play park to number 71 the last property on your left.







GROSS INTERNAL AREA
FLOOR 1 579 sq.ft. FLOOR 2 311 sq.ft.
EXCLUDED AREAS : PATIO 150 sq.ft.
TOTAL : 891 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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