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93 Plasnewydd Walk
Llantwit Major, The Vale Of
Glamorgan, CF61 2YZ

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Asking price **£459,950**

A modern five bedroom detached family home has been thoughtfully upgraded throughout. Benefiting from an open aspect overlooking green space to the front and accessed off a private lane with a well kept frontage, driveway, garaging and landscaped rear garden.

Immaculately presented, modern built home with many upgrades

Located on the periphery of Llantwit Major with all associated amenities easily accessible

Front sitting room, kitchen/breakfast/diner to the rear with separate utility room

Four double bedrooms, bedroom one with en-suite shower room

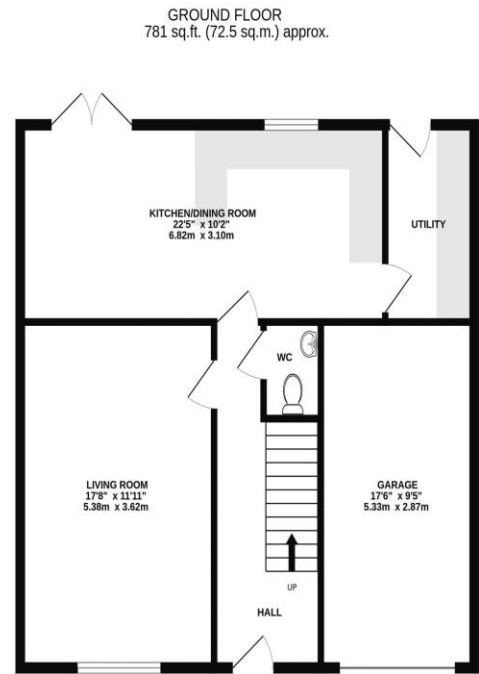
Double width driveway, integral garage and grass lawn to the front

Enclosed fully landscaped rear garden



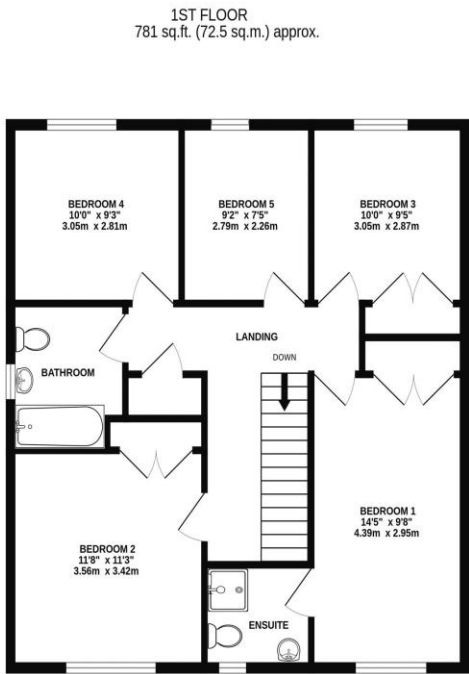


Pitched canopy entrance with a part glazed composite front door opens to the ENTRANCE HALL with fitted carpet, pendant ceiling lights and stairs rising to the first floor, WC with a ceiling pendant light and fan, wall mounted basin low-level WC and timber effect flooring. The front SITTING ROOM takes in the front garden and open views to the green space beyond with a fitted carpet and pendant ceiling lights. To the rear of the property lies the KITCHEN/ BREAKFAST/ DINING SPACE with wooden style LVT flooring, pendant light over the dining space and French doors to the garden. U-shaped run of wall and base mounted units with an inset sink, oven and hob extractor over, timber style works surface with a breakfast peninsula extension and window to the garden. Internal door to the UTILITY



ROOM where the LVT flooring continues with a matching set of wall and base mounted units with plumbing provision for white goods, additional sink and access to 'Ideal' boiler and fuse board. Part glazed door to the rear garden and an internal door linking to the integral GARAGE with manual up and over door to the front driveway, skimmed ceiling and walls, fitted light and multiple power points.

A spacious LANDING leads to five good size bedrooms. MAIN BEDROOM lies to the front of the property with integrated double wardrobes with sliding doors, pendant light, elevated views to the front with a stylishly tiled EN-SUITE SHOWER ROOM comprising a 'Mansford' corner shower enclosure



with a WC to the side, wall hung basin with a chrome towel rail and frosted window over. BEDROOM TWO, currently home office, lies to the front of the property also with a pendant light and large window taking in views to the front garden and space beyond. BEDROOMS THREE, FOUR and FIVE are to the rear of the property and enjoy garden views, all with fitted carpets. Bedroom three benefits from double sliding wardrobes. The MAIN BATHROOM offers a three-piece suite comprising a panel bath with tile surround and electric fitted shower over, pedestal wash hand basin and WC. High-quality LVT floor has been laid with a heated chrome towel rail, extractor fan, ceiling light and frosted window to the side. Generous storage cupboard off the landing.

The property is located off a private road with a double block paved driveway and grass lawn frontage. Side access opens to the fully enclosed landscaped rear garden with a paved seating area accessible off the dining room running across the lawn with raised timber flowerbeds stocked and quality fencing to boundaries.



TOTAL FLOOR AREA: 1561 sq.ft. (145.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Cowbridge town centre travel along Westgate taking the left hand turning onto the Llantwit Major Road. At Nash crossroads turn left and follow this road passing Llandow industrial estate on your right hand side. At the roundabout take the second exit towards Llantwit Major town centre. At the next roundabout take the third exit into Plasnewydd, after a short distance just before the green space No.93 will be your first house to your right accessed from the private road.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity

Council Tax Band F

EPC Rating B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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