





48 Plasnewydd Walk

Llantwit Major, Llantwit Major

This very well presented spacious 2019 Persimmon new build detached family home with integral garage lies on the outskirts of the Heritage Gate development in Llantwit Major, Vale of Glamorgan. 48 Plasnewydd Walk comprises entrance hallway, sitting room, kitchen/ diner, cloakroom/ WC, and INTEGRAL GARAGE to ground floor. To the first floor are four bedrooms, with EN-SUITE to the master bedroom, and a family bathroom. Outside, there is a garden area to the front, with driveway for 2 cars, and an impressive enclosed and private garden to the rear. 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 six 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. Viewings are highly recommended to fully appreciate the spacious living accommodation and popular location.



48 Plasnewydd Walk

Llantwit Major, Llantwit Major

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- DETACHED GFAMILY HOME.
- 4 BEDROOMS. EN-SUITE. EPC B83.
- INTEGRAL GARAGE. DRIVEWAY.
- UPVC. GCH COMBI. CLOAKS/WC.
- PRIVATE REAR GARDEN.
- PERSIMMON NEW BUILD.





GROUND FLOOR

Entrance Hallway

Opaque glazed front entrance door with tiled entrance canopy. Wood effect flooring. Radiator. Door to garage. Door to sitting room, cloakroom/WC and kitchen/diner.

Sitting Room

Dimensions: 10' 3" x 14' 3" (3.12m x 4.34m). UPVC windows to front. Radiator. Electric flame effect fireplace.

Kitchen/Diner

Dimensions: 8' 9" x 24' 2" (2.66m x 7.36m). UPVC French doors to rear. Radiator. Under stairs cupboard. Wood effect flooring. Down lighting. UPVC windows to rear. Fully fitted kitchen comprising eye level units, base units with drawers and granite work surfaces over. Integrated dish washer and fridge/freezer. Inset one and a half bowl stainless steel sink with mixer tap. Electric oven and induction hob with hood.

Cloakroom/WC

Dimensions: 3' 4" x 4' 9" (1.02m x 1.45m). Low level WC. Radiator. Wash hand basin with mixer tap. Ceramic wall tiles. Wood effect flooring.

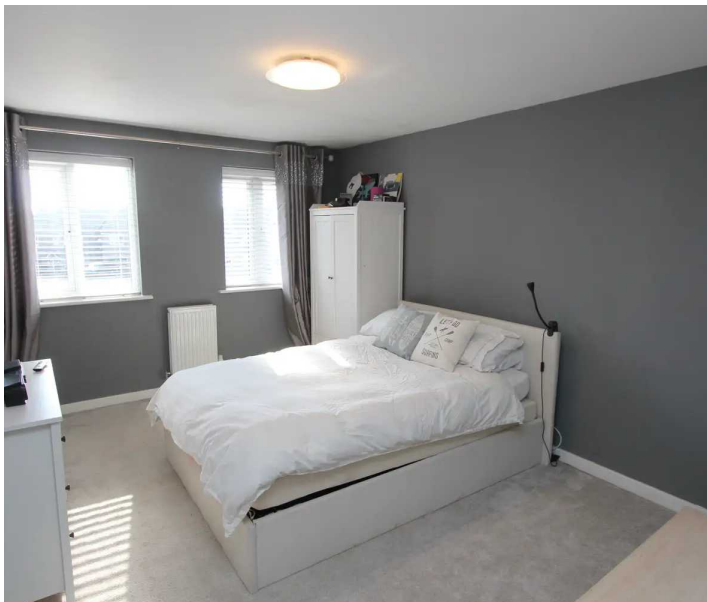
FIRST FLOOR

Landing

UPVC windows to side. Doors to bedrooms and family bathroom. Loft access. Airing cupboard.

Bedroom 1

Dimensions: 11' 2" x 13' 5" (3.40m x 4.09m). UPVC windows to front. radiator. Built in wardrobes. Door to en-suite.





En-suite

Dimensions: 3' 10" x 7' 4" (1.17m x 2.23m). UPVC opaque window to side. Low level WC. Pedestal wash hand basin with mixer tap. Wood effect flooring. Ceramic wall tiles. Shower enclosure with mixer shower. Vertical radiator.

Bedroom 2

Dimensions: 14' 3" x 10' 4" (4.34m x 3.15m). UPVC windows to front. Radiator.

Bedroom 3

Dimensions: 9' 1" x 8' 11" (2.77m x 2.72m). UPVC window to rear. Radiator.

Bedroom 4

Dimensions: 10' 2" x 7' 6" (3.10m x 2.28m). UPVC window to rear. Radiator.

Family Bathroom

Dimensions: 6' 11" x 6' 1" (2.11m x 1.85m). UPVC opaque window to rear. Low level WC. Vertical radiator. Pedestal wash hand basin with mixer tap. Panelled bath with mixer shower over. Down lighting. Partially tiled walls. Wood effect flooring.





OUTSIDE

Front

Open plan garden laid to lawn with side gate providing access to rear garden. Double block paviour driveway.

Garage

Dimensions: 16' 3" x 8' 7" (4.95m x 2.61m). Up and over door. Wall mounted gas combination boiler providing the central heating and hot water. Space for white goods.

Rear Garden

An enclosed impressive and private garden with paved areas providing space for table and chairs and BBQs etc, laid mainly to lawn.





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Approximate Gross Internal Area
1733 sq ft - 161 sq m



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



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