





102 Plasnewydd Walk

Llantwit Major, Llantwit Major

SHOW HOME STANDARD with this very well presented 2019 Persimmon new build detached family home lies on the outskirts of the Heritage Gate development in Llantwit Major, Vale of Glamorgan. 102 Plasnewydd Walk comprises entrance hallway, sitting room, kitchen/ diner, cloakroom/ WC, and utility room to ground floor. To the first floor are three 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 a DETACHED GARAGE, and an impressive enclosed landscaped garden to the rear. The property enjoys gas central heating with a COMBINATION boiler, EV charger, uPVC windows and doors with uPVC French doors to the rear garden from the kitchen/diner. We believe there to be four 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 (thought to be circa £160/month) is used for the upkeep, maintenance and management of the development. Viewings are highly recommended to fully appreciate the presentation and sought after location. Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: B EPC Environmental Impact Rating: B



102 Plasnewydd Walk

Llantwit Major, Llantwit Major

- DETACHED FAMILY HOME.
- DRIVEWAY FOR 2 CARS.EPC B83.
- 2019 NEW BUILD. 3 BEDS.
- CLOAKROOM/WC. UTILITY.
- DETACHED GARAGE. GARDENS.
- OPEN TO OFFERS.





GROUND FLOOR

Entrance Hallway

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

Sitting Room

11' 0" x 13' 5" (3.35m x 4.09m)

UPVC window to front. radiator. Wood effect flooring.

Cloakroom/WC

2' 11" x 5' 6" (0.89m x 1.68m)

Radiator. Low level WC. Pedestal corner wash hand basin. Radiator. Wood effect flooring.

Kitchen/Diner

18' 3" x 9' 6" (5.56m x 2.90m)

UPVC French doors to rear. UPVC window to rear. Down lighting. Wood effect flooring. radiator. Space for dining room table and chairs. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink with mixer tap. Space for white goods. Electric oven and hob with hood over. Partially tiled walls. Door to utility room.

Utility Room

5' 4" x 5' 8" (1.63m x 1.73m)

UPVC opaque glazed door to rear. Radiator. Wood effect flooring. Wall mounted combination boiler providing the central heating and hot water. Fitted base unit with work surface over. Space for white goods. Built in cupboard. Partially tiled walls.





FIRST FLOOR

Landing

Doors to bedrooms and family bathroom. Loft access with pull down ladder. Linen cupboard. UPVC window to side.

Bedroom 1

10' 9" x 13' 1" (3.28m x 3.99m)

UPVC window to front. Radiator. Door to en-suite.

En-Suite

5' 11" x 5' 11" (1.80m x 1.80m)

UPVC opaque window to front. Low level WC. Pedestal wash hand basin with mixer tap. Shower enclosure with mixer shower. Tile effect flooring. Vertical radiator.

Bedroom 2

9' 6" x 9' 7" (2.90m x 2.92m)

UPVC window to rear. Radiator.

Bedroom 3

9' 8" x 8' 3" (2.95m x 2.51m)

UPVC window to rear. Radiator.

Family Bathroom

6' 11" x 5' 8" (2.11m x 1.73m)

UPVC opaque window to side. Low level WC. Pedestal wash hand basin with mixer tap. Panelled bath with electric mixer shower over. Vertical radiator. Tile effect flooring. Partially tiled walls.





GARDEN

Front: An open plan garden , low maintenance and well maintained.

GARDEN

41' 12" x 23' 12" (12.8m x 7.32m)

Rear Garden - An enclosed landscaped garden laid to lawn with Indian sandstone paving providing a sunny location for table and chairs and BBQs etc. Electric power point. Gate to side. Water tap. Outside lighting.

Garage

Single Garage

Up and over door. Power and lighting. Half boarded attic.

Driveway

2 Parking Spaces. EV charger.

Block paviour driveway for two cars. EV charger.





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Approximate Gross Internal Area
1012 sq ft - 94 sq m



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



Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

llantwitmajor@chris-davies.co.uk

www.chris-davies.co.uk/

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