





100 Plasnewydd Walk

Llantwit Major, Llantwit Major

Charmingly modern 2-bed mid-terraced house in vibrant community. Driveway parking, cosy ambience, gas heating, and double glazing. Elegant design and 83B EPC rating. Lawned and shingle rear garden, secure fencing, and rear pathway. Ideal first-time purchase. Please note there is a service charge of circa £160/yr for the property.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- EPC 83B
- 2 BEDROOM MODERN HOME
- DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES
- GCH AND DOUBLE GLAZING
- IDEAL FIRST TIME PURCHASE



Hall

Pvcu door to front. Carpet flooring. Radiator. Stairs to first floor. Doors to cloakroom and living room

Living Room

15' 0" x 9' 0" (4.57m x 2.74m)

Pvcu window to front. Carpet flooring. Radiator. Understairs cupboard. Doors to hallway and kitchen.

Kitchen

12' 0" x 8' 0" (3.66m x 2.44m)

Fitted with a range of wall and base units. Electrolux electric oven and gas hob with extractor fan. Stainless steel sink with left hand drainer. Space for washing machine and fridge freezer. Vinyl flooring. Pvcu patio doors and window to rear. Door to living room.



Landing

Carpet flooring. Loft hatch. Stairs to ground floor. Doors to bedrooms and bathroom



Master Bedroom

12' 0" x 8' 0" (3.66m x 2.44m)

Pvcu window to rear. Carpet flooring. Radiator. Door to landing

Bedroom Two

12' 0" x 8' 0" (3.66m x 2.44m)

Two Pvcu windows to front. Carpet flooring. Over stairs cupboard. Door to landing.

Bathroom

6' 0" x 5' 0" (1.83m x 1.52m)

Fitted with a white three piece suite comprised of bath with shower and screen, pedestal wash hand basin and low level Wc. Radiator. Vinyl flooring. Door to landing.





Rear Garden

Mainly laid to lawn with shingle patio area. Fenced to all sides with rear pathway access to lane and room for storage.

DRIVEWAY

1 Parking Space

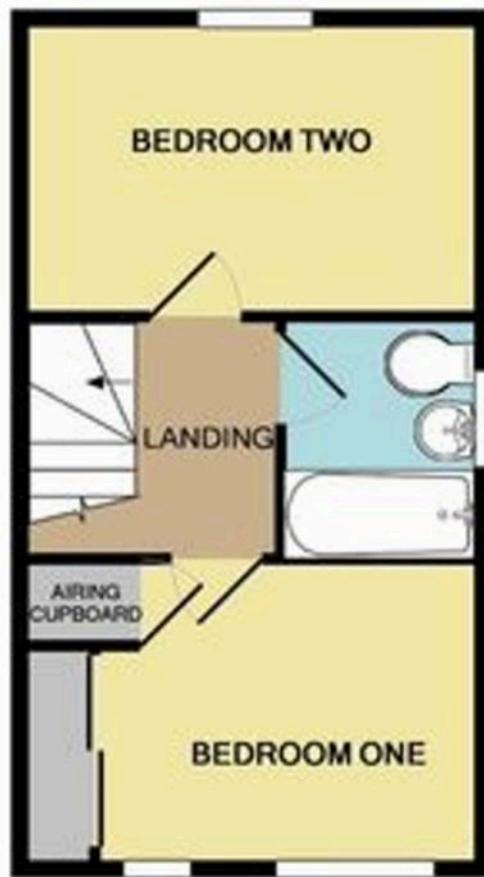
Block paver driveway to front.







GROUND FLOOR
APPROX. FLOOR
AREA 322 SQ.FT.
(29.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 298 SQ.FT.
(27.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 620 SQ.FT. (57.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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