



99 Plasnewydd Walk, Llantwit Major,
Vale Of Glamorgan, CF61 2YZ

Watts
& Morgan



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Offers in excess of £210,000 Freehold

2 Bedrooms : 1 Bathroom : 1 Reception Room

A delightful two bedroom mid-terraced property located in the highly regarded town of Llantwit Major. An ideal first time purchase; built by Persimmon Homes in 2019. Accommodation comprises; hallway, cloakroom, lounge and kitchen/dining room. First floor presenting two double bedrooms and a 3-piece family bathroom. Landscaped rear garden with patio and lawn; plus allocated driveway parking for one vehicle.

EPC RATING: B.

Directions

From our Cowbridge office, leave the town in a westerly direction and proceed along Llantwit Major road. After approximately 2 miles, turn left at the T junction (at Nash), following signs for Llantwit Major. Continue on this road for approximately 3 miles and you will come to a roundabout. Take the second exit over speed bumps, and at the next roundabout take the third exit (right) into Plasnewydd Walk where the property can be found to your right.

- Cowbridge Town Centre 5.0 miles
- Cardiff City Centre 21.2 miles
- M4 (J35) 8.7 miles

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

SUMMARY

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ABOUT THE PROPERTY

- * A hallway with carpeted staircase leads to the first floor landing and opens into a modern cloakroom/WC.
 - * The generous, neutrally decorated, lounge provides a useful downstairs storage cupboard and front facing window.
 - * The lounge leads directly into the kitchen/dining room which has been fitted with a range of white wall and base units with complementary textured work surfaces. A range of 'Electrolux' appliances to remain to include; 4-ring gas hob, oven with grill and stainless steel splash-back. One cupboard houses the 'Ideal' gas combi boiler. Space is provided for fridge/freezer along with plumbing for two appliances.
 - * The diner area provides large high gloss marble-effect floor tiles with French doors leading out to the rear patio.
 - * The first floor landing provides a loft hatch and leads into two double bedroom; one with a large built-in storage cupboard and both offering laminate wood flooring.
 - * Both bedrooms have shared use of the 3-piece modern family bathroom.
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GARDENS AND GROUNDS

- * The property is approached off Plasnewydd Walk onto a block paviour driveway providing parking for one vehicle directly in front of the property with footpath to front door.
 - * To the rear of the property lies a landscaped garden with patio area - ideal for Al-Fresco dining; planted with mature shrub borders and evergreens. The garden is predominantly laid to lawn with raised decking area to its most sunniest position and a footpath leads around to the side of the property leading to the front.
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ADDITIONAL INFORMATION

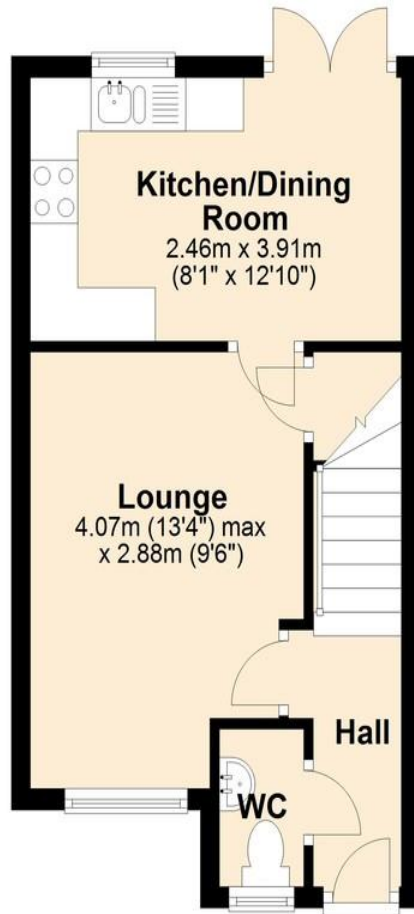
All Mains Services Connected. Freehold. Council Tax Band; C. Communal grounds maintenance charge TBC.

PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

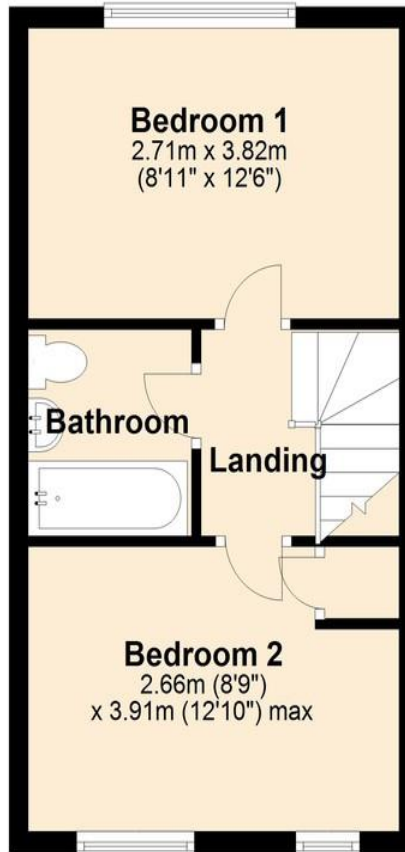
Ground Floor

Approx. 27.4 sq. metres (295.5 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



Total area: approx. 56.3 sq. metres (606.5 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		97
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk



@WattsandMorgan



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wattsandmorgan.co.uk

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