



13 Plasnewydd Walk,  
Llantwit Major, Vale of Glamorgan, CF61 2YW

Watts  
& Morgan







# 13 Plasnewydd Walk

Llantwit Major, Vale of Glamorgan, CF61 2YW

## Guide Price £342,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Room  
Superb Garden Office

An impeccably presented, sizeable three bedroom semi-detached property in the coastal town of Llantwit Major. Offering high specification upgrades throughout with superb home office/garden room. Accommodation over 1,000 sq ft to include; entrance hallway, cloakroom/WC, lounge, kitchen/dining room with appliances and utility room. First floor landing leading to three double bedrooms, one ensuite and a 3-piece family bathroom. Externally enjoying a south-facing, fully landscaped rear garden with porcelain patio, astro-turf and timber pergola.

Viewing highly recommended to appreciate this truly stunning family home.

EPC Rating; B.

### Directions

Cowbridge Town Centre – 5.0 miles

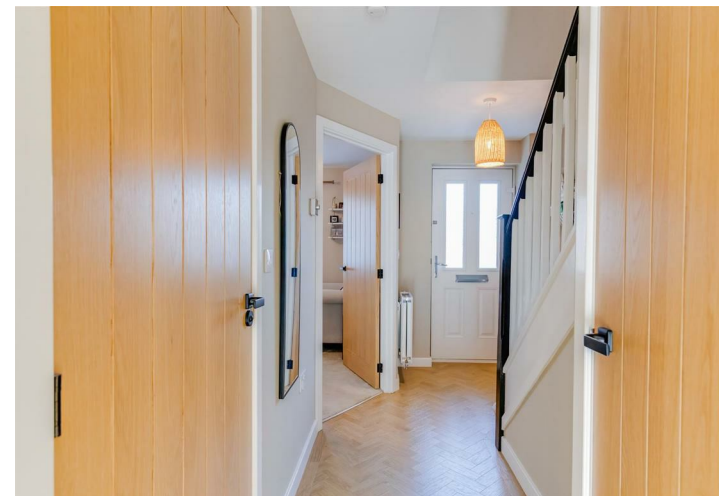
Cardiff City Centre – 21.4 miles

M4 Motorway – 8.9 miles

Your local office: Cowbridge

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## Summary of Accommodation

### ABOUT THE PROPERTY

Neatly positioned in this popular Persimmon Homes development, 13 Plasnewydd Walk has been finished to the highest specification with contemporary upgrades throughout by the current owners.

The entrance hallway has a carpeted staircase leading to the first floor with useful understairs storage closet. All oak doors lead off to the living accommodation and to the ground floor cloakroom/WC.

The hallway, WC and kitchen/dining room has been fitted with quality 'Amtico LVT' flooring laid to herringbone style.

The lounge offers a front facing window and is a cosy, neutrally decorated reception room with a feature acoustic wood-panelled wall.

Spanning the width of the property to the rear is the kitchen/dining room, offering a range of modern wall and base units with butchers-block solid wood surfaces. A range of integral appliances to remain to include; 4-ring gas hob with electric oven beneath, dishwasher and sink unit with instant hot water tap to remain. To the dining area there is bespoke bench seating with French doors leading out onto the rear paved south facing patio - seamlessly blending indoor/outdoor living. Adjacent to the kitchen/dining room is a neat utility room with additional work surface and cupboard space housing the 'Ideal' gas combi boiler. Access is provided out to the side of the property and there is a useful storage cupboard.

To the first floor, a loft hatch provides access to the loft space with full lighting and power connection - providing ideal storage, and an airing cupboard provides shelving for laundry.

On offer are three double bedrooms, two bedrooms benefit from fitted wardrobes with the principal room having its own ensuite shower room.

Completing the first floor is the family bathroom fitted with a 3-piece white suite with panelled bath and co-ordinating panelled wall.



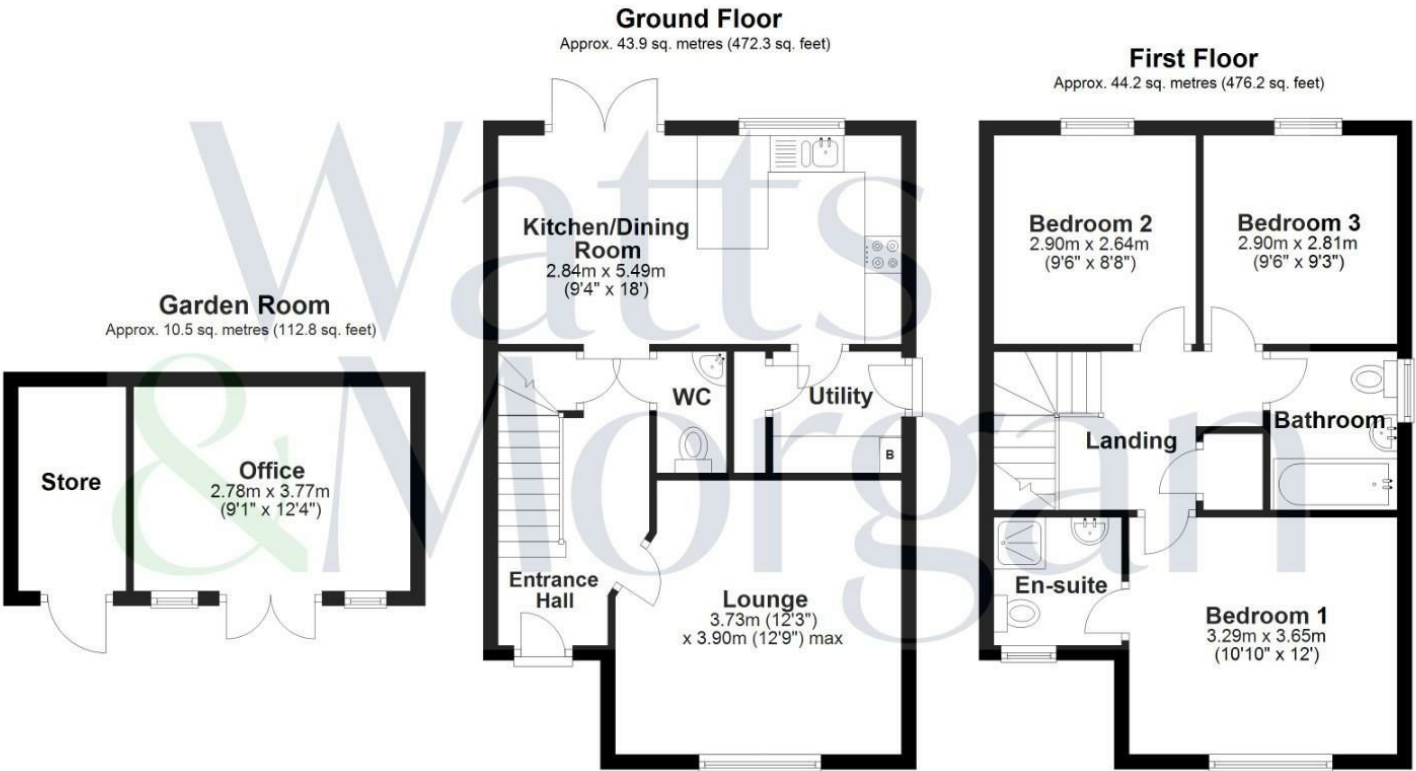
GARDENS AND GROUNDS

13 Plasnewydd Walk benefits from a private, block paviour driveway which provides parking for two vehicles with lawn area and side access is provided to the rear garden.

To the rear of the property and offering a good degree of privacy, is the fully landscaped superb entertaining garden with porcelain paved area leading to a timber pergola which provides an ideal shaded spot to this south-facing sunny garden. Additionally there is an astro-turf area which leads down to the bottom of the garden with quality, bespoke home office/garden room and storage shed offering full power supply and ‘Amtico’ LVT flooring.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating. Council tax band E. NHBC warranty (2019). Estate management fees tbc. Hardwired CCTV to remain.



Total area: approx. 98.6 sq. metres (1061.3 sq. feet)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







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