

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Plasnewydd Walk, LLANTWIT MAJOR

offers over £435,000

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About the property

Presenting a stunning five-bedroom detached home by Persimmon, nestled within the highly sought-after Heritage Gate development in Llantwit Major. This family home offers an exceptional blend of modern comfort and timeless elegance, ideal for families seeking a spacious and beautifully designed living space.

The outdoor space is equally impressive, featuring a front garden, a double driveway, and an integral garage for secure parking. The private rear garden is bathed in sunlight and enhanced by Indian sandstone paving, perfect for outdoor gatherings.

This home is equipped with modern amenities including gas central heating powered by a combination boiler, as well as UPVC windows and doors, with French doors leading to the rear garden.

Heritage Gate offers easy access to the vibrant shops, amenities, and schools of Llantwit Major, as well as the breathtaking Heritage Coastline and beach.

Viewings are highly recommended to fully appreciate the spacious layout, superior presentation, and prime location of this exceptional property.

Accommodation

Entrance Hallway

Welcoming entrance with stairs leading to the first floor. Provides access to the kitchen/diner and sitting room. Features wood-effect flooring and a convenient under-stairs storage cupboard.

Lounge

15' 4" x 11' 2" (4.67m x 3.40m)
Front-facing UPVC window allowing natural light to fill the room. Fitted carpets and radiator

Kitchen / Dining Room

21' 2" max x 10' 2" (6.45m max x 3.10m)
Kitchen/Diner
Bright, social and spacious, featuring UPVC French doors opening to the rear garden and an additional rear-facing UPVC window. Includes a fully fitted kitchen with eye-level and base units, drawers, and ample work surfaces. Wood-effect flooring and plenty of room for a dining table and chairs. The kitchen is equipped with an inset one-and-a-half bowl stainless steel sink with a mixer tap, a gas hob with an electric oven, and a hood/extractor. Space is available for additional white goods. Door leading to the utility room.

Utility Room

5' 8" x 6' 6" (1.73m x 1.98m)
Features an opaque glazed door to the rear garden, a fitted base unit with work surface, and space for white goods. The wall-mounted combination boiler and wood-effect flooring continues here,





along with a radiator. Includes a door to the cloakroom/WC.

Cloakroom

Features a UPVC opaque side window, a radiator, and a low-level WC. The wash hand basin with a modern mixer tap, and the space is finished with wood-effect flooring.

Landing

Accessed via carpeted staircase from entrance hallway. Provides access to all bedrooms and the family bathroom. Includes loft access for additional storage.

Bedroom One

13' 8" x 10' 11" (4.17m x 3.33m)

A spacious master bedroom with a front-facing UPVC window. Includes a radiator and a built-in wardrobe. Access to the en-suite bathroom.

En-Suite

Front-facing UPVC opaque window. Features a low-level WC, vertical radiator, wood-effect flooring, a shower enclosure, and a pedestal wash hand basin.



Bedroom Two

12' 9" max x 11' 3" (3.89m max x 3.43m)

Features a front-facing UPVC window, a radiator, and a built-in wardrobe. Includes an additional over-stairs storage cupboard.

Bedroom Three

11' 10" x 10' 8" (3.61m x 3.25m)

Bright and airy, with a rear-facing UPVC window, fitted carpets and a radiator.

Bedroom Four

10' 2" x 9' 2" (3.10m x 2.79m)

Includes a rear-facing UPVC window and a radiator, providing a cozy and comfortable space.

Bedroom Five

7' 2" x 7' 2" (2.18m x 2.18m)

A versatile room with a rear-facing UPVC window and a radiator, perfect for a home office or nursery.



Family Bathroom

Fitted with pedestal wash hand basin, low level w.c, panelled bath with overhead shower. Opaque window to the rear and towel radiator.

External

Front

Features a double block-paved driveway and an open-plan garden laid to lawn. A side gate offers convenient access to the rear garden.

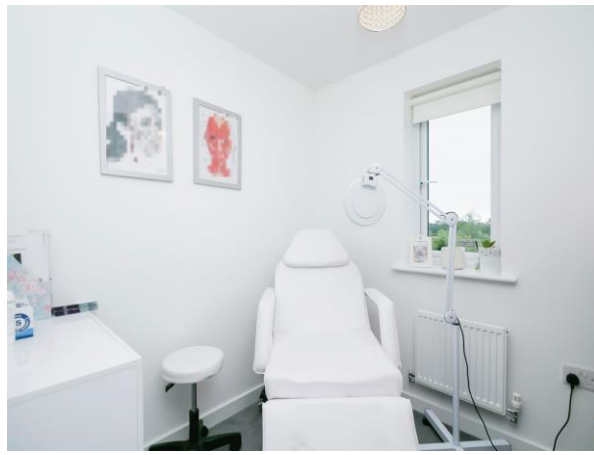
Rear Garden

This sunny, enclosed garden is laid to lawn and enhanced with Indian sandstone paving, creating an ideal space for outdoor dining, barbecues, and relaxation. Water tap.

Single Garage

With up and over door







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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