



## 21 Plasnewydd Walk, Llantwit Major

£345,000 Freehold

DETACHED FAMILY HOME. • 3 BEDROOMS. • CLOAKROOM/WC. • DRIVEWAY FOR 3 CARS. • SUNNY REAR GARDEN. • EN-SUITE. EPC B81. • PERSIMMON NEW BUILD.





This very well presented Persimmon new build detached family home lies on the outskirts of the Heritage Gate development in Llantwit Major, Vale of Glamorgan. Plasnewydd Walk comprises entrance hallway, sitting room, kitchen/diner, and cloakroom/ WC 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 driveway and GARAGE to the front (fronting on to open green space), and a private southerly sunny garden garden to the rear. The property enjoys gas central heating with a COMBINATION boiler, uPVC windows and doors with French doors to the rear garden from the kitchen/diner. The Heritage Gate development is within easy reach of the shops, amenities and schools of Llantwit Major, and the Heritage Coastline and beach. Viewings are highly recommended to fully appreciate the presentation and sought after location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## GROUND FLOOR

### Entrance Hallway

Front entrance door. Doors to sitting room, kitchen/diner and cloakroom/WC. Radiator. Stairs to first floor.

### Sitting Room

16' 2" x 10' 3" (4.93m x 3.12m)

UPVC window to front. Radiator.

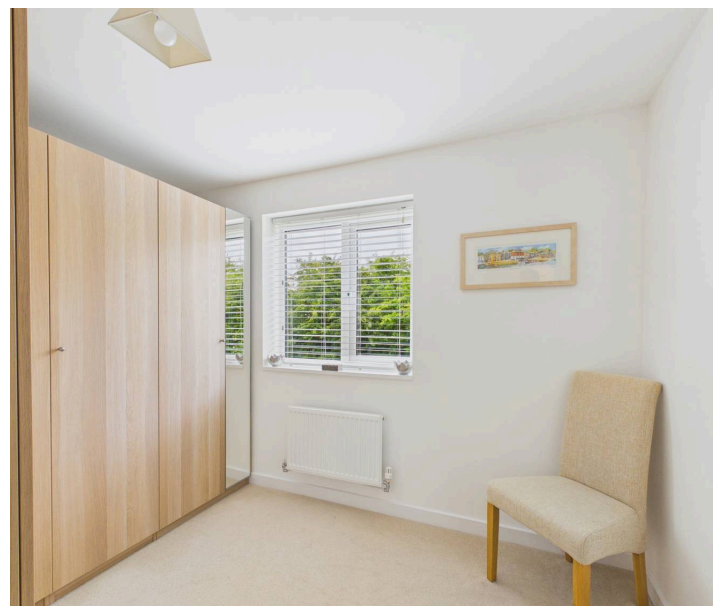
### Kitchen

7' 9" x 18' 10" (2.36m x 5.74m)

UPVC French doors and UPVC window to rear. Fully fitted kitchen comprising eye level units base units with work surfaces over. Inset one and a half bowl stainless steel sink with mixer tap. Partially tiled walls. Space for white goods. Electric hob. Eye level oven. Radiator. Space for dining room table and chairs.

### Cloakroom/WC

Low level WC. Wash hand basing with mixer tap. Radiator.





## FIRST FLOOR

### Landing

Doors to bedrooms and family bathroom. Loft access.

### Bedroom 1

9' 6" x 14' 3" (2.90m x 4.34m)

UPVC window. Radiator. Door to en-suite.

### En-suite

Shower enclosure. Low level WC. Radiator. Wash hand basin with mixer tap.

### Bedroom 2

11' 3" x 8' 9" (3.43m x 2.67m)

UPVC window. Radiator.

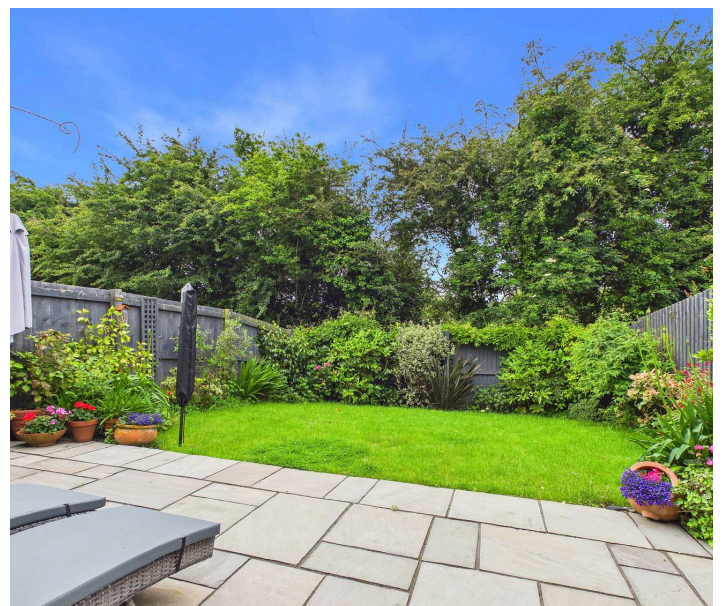
### Bedroom 3

7' 10" x 10' 1" (2.39m x 3.07m)

UPVC window. Radiator.

### Family Bathroom

UPVC window. Radiator. Panelled bath. Wash hand basin. Partially tiled walls. Low level WC.





## GARDEN

Rear Garden - enclosed sunny garden laid to lawn with mature bushes etc.



blackbear