



10 Plasnewydd Walk, Llantwit Major

£225,000 Freehold

MID TERRACED HOME. • 2 BEDROOMS. • CLOAKROOM/WC. • DRIVEWAY FOR 1 CAR. • UPVC. GCH. B83. • PERSIMMON NEW BUILD. • VERY WELL PRESENTED. • IDEAL FIRST TIME BUY.





Superb presentation with this 'ready to move into' 2019 traditional Persimmon new build mid terraced home, which lies on the respected and sought after Heritage Gate development in Llantwit Major, Vale of Glamorgan. 10 Plasnewydd Walk is very well presented throughout and briefly comprises entrance hallway, cloakroom/WC, sitting room, and kitchen/ diner to the ground floor. To the first floor are two double bedrooms, and family bathroom. Outside, there is a driveway to the front for one car, and an enclosed level and sunny garden to the rear. The property enjoys gas central heating with a COMBINATION boiler, uPVC windows and doors with uPVC French doors to the rear garden from the kitchen/diner. Heritage Gate is within easy reach of the shops, amenities and schools of Llantwit Major, and the Heritage Coastline and beach. Please note there is a yearly management charge with this property. This charge is used for the upkeep, maintenance and management of the development. An ideal first time buy, viewings are highly recommended to fully appreciate the position on the development and the high standard throughout.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





GROUND FLOOR

Entrance Hallway

Opaque glazed front entrance door. Doors to sitting room and cloakroom/WC. Radiator. Stairs to first floor.

Sitting Room

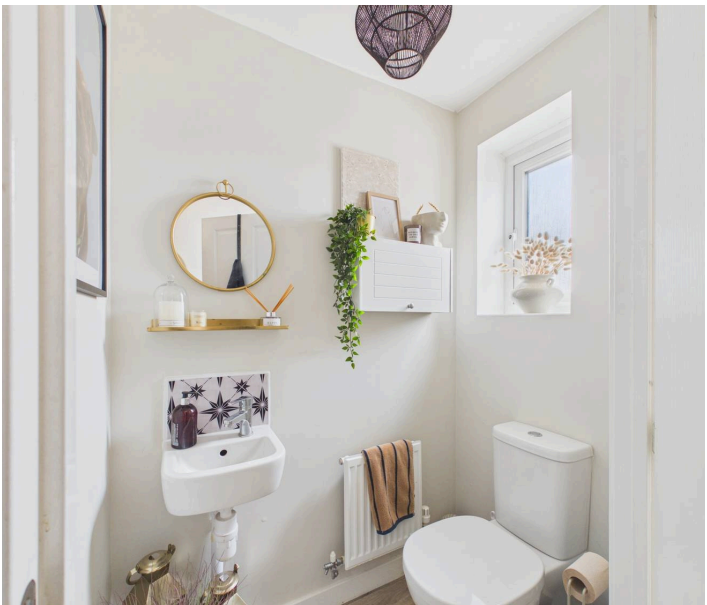
Dimensions: 15' 5" x 9' 5" (4.70m x 2.87m). Radiator. UPVC window to front. Under stairs cupboard. Door to kitchen/diner.

Kitchen/Diner

Dimensions: 8' 1" x 12' 10" (2.46m x 3.91m). UPVC French doors with shutters to rear and UPVC window to rear. Radiator. Wood effect flooring. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset gas hob with electric oven and hood. Inset one and a half bowl stainless steel sink with mixer tap. Integrated dish washer. Washer dryer. Fridge freezer. Wall mounted Ideal combination boiler providing the central heating and hot water. Partially tiled walls.

Cloakroom/WC

Dimensions: 2' 11" x 4' 10" (0.89m x 1.47m). Low level WC. UPVC opaque window to front. Radiator. Wash hand basin with mixer tap.



FIRST FLOOR



Bedroom 1

Dimensions: 10' 0" x 10' 0" (3.05m x 3.05m). UPVC window to front. Radiator. Door to cloakroom/WC.



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FIRST FLOOR

Landing

Loft access. Doors to bedrooms and bathroom.

Bedroom 1

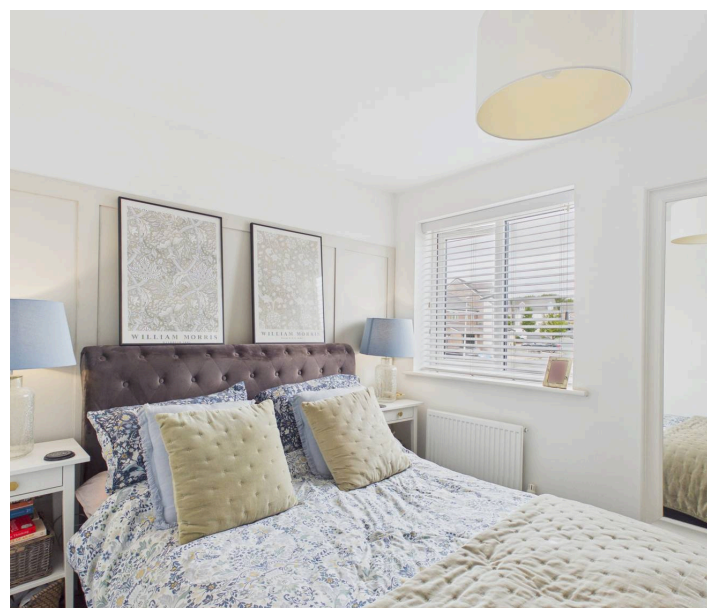
Dimensions: 8' 6" x 12' 7" (2.59m x 3.83m). UPVC windows to front. Radiator. Over stairs cupboard.

Bedroom 2

Dimensions: 8' 3" x 12' 6" (2.51m x 3.81m). UPVC window to rear. Radiator.

Family Bathroom

Dimensions: 5' 8" x 6' 5" (1.73m x 1.95m). Low level WC. Radiator. Pedestal wash hand basin with mixer tap. Panelled bath with mixer shower over. Partially tiled walls. Wood effect flooring.





GARDEN

32' 12" x 12' 12" (10.06m x 3.96m)

Rear Garden - An enclosed sunny and private garden, laid mainly to lawn with decking area for table and chairs and barbeques etc. Water tap. Electric point.



