



23 Plasnewydd Walk, Llantwit Major

£465,000 Freehold

DETACHED FAMILY HOME. • 5 BEDROOMS. • UTILITY. EN-SUITE. • UPVC. GCH COMBI. • DRIVEWAY. GARAGE. • EPC B83. • VERY WELL PRESENTED. • PRIVATE REAR GARDEN. • CABIN. CLOAKROOM/WC. • POPULAR LOCATION.





SHOW HOME STANDARD with this 2019 traditional Persimmon new build detached family home with PRIVATE SOUTH FACING GARDEN and CABIN, lies on the well regarded Heritage Gate development, Llantwit Major. 23 Plasnewydd Walk offers spacious accommodation and briefly comprises entrance hallway, sitting room, cloakroom/WC, kitchen/diner, and utility room to the ground floor. To the first floor are 5 well proportioned bedrooms with EN-SUITE to the master bedroom, and fitted wardrobes to bedrooms 1 and 2. Outside there is a low maintenance garden to the front with double driveway and GARAGE, and an impressive enclosed private sunny garden to the rear with cabin. The property enjoys gas central heating and UPVC windows and doors with UPVC French doors to the rear south facing garden. Viewings are highly recommended to fully appreciate the space, presentation and position within the development. 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.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





GROUND FLOOR

Entrance Hallway

Radiator. Wood effect flooring. Opaque glazed front entrance door with tiled porch canopy. Stairs to first floor. Door to sitting room, kitchen/diner and cloakroom/WC.

Cloakroom/WC

2' 8" x 5' 5" (0.81m x 1.65m)

Radiator. Low level WC. Wash hand basin with mixer tap. Ceramic floor tiles.

Sitting Room

11' 4" x 17' 9" (3.45m x 5.41m)

UPVC window to front. Radiator. Wood effect flooring.

Kitchen/Diner

10' 1" x 22' 6" (3.07m x 6.86m)

UPVC French doors to rear. UPVC window to rear. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Breakfast bar. Ceramic floor tiles. Space for dining room table and chairs. Space for white goods. Inset stainless steel sink with mixer tap. Integrated gas hob with oven and hood. Radiator. Door to utility room.

Utility room

5' 5" x 10' 1" (1.65m x 3.07m)

Opaque glazed door to rear. Ceramic floor tiles. 2Wall
r al gas boiler providing the central heating.
F ase units with work surfaces over. Space for
v . Radiator.



FIRST FLOOR





Utility room

5' 5" x 10' 1" (1.65m x 3.07m)

Opaque glazed door to rear. Ceramic floor tiles. 2Wall mounted Ideal gas boiler providing the central heating. Fully fitted base units with work surfaces over. Space for white goods. Radiator.

FIRST FLOOR

Landing

Loft access. Doors to bedrooms and family bathroom. Built in cupboard.

Bedroom 1

16' 6" x 9' 11" (5.03m x 3.02m)

UPVC window to front. Radiator. Door to en-suite. Fitted wardrobe.

En-Suite

6' 6" x 5' 6" (1.98m x 1.68m)

UPVC opaque window to front. Radiator. Low level WC. Shower enclosure and mixer. Ceramic floor tiles. Pedestal wash hand basin with mixer tap.

Bedroom 2

11' 5" x 11' 10" (3.48m x 3.61m)

UPVC window to front. Radiator.

Bedroom 3

10' 1" x 11' 6" (3.07m x 3.51m)

UPVC window to rear. Radiator. Wood effect flooring.

9' 9" x 11' 6" (2.82m x 3.10m)

UPVC window to rear. Radiator.

Bedroom 5



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Bedroom 4

9' 3" x 10' 2" (2.82m x 3.10m)
UPVC window to rear. Radiator.

Bedroom 5

9' 6" x 7' 10" (2.90m x 2.39m)
UPVC window to rear. Radiator.

Family Bathroom

6' 5" x 8' 1" (1.96m x 2.46m)
UPVC opaque window to side. Low level WC. Pedestal wash hand basin. Panelled bath with mixer shower attachment. Radiator. Ceramic floor tiles. Partially tiled walls.





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