



Plasnewydd Walk, Llantwit Major

offers over £350,000

- Beautifully presented detached family home built by Persimmon Homes in 2019
- Desirable position on the sought-after Heritage Gate development
- Spacious living room and kitchen/dining room with garden access
- Utility room and ground floor cloakroom/WC
- Three well-proportioned bedrooms
- Principal bedroom with en-suite shower room
- Landscaped, low-maintenance rear garden, garage and driveway parking
- Conveniently located close to schools, amenities, transport links and the Heritage Coastline



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About the property

Beautifully presented throughout, this modern detached family home, built by Persimmon Homes in 2019, occupies a desirable position on the outskirts of the sought-after Heritage Gate development in Llantwit Major. The property offers spacious and well-planned accommodation ideal for modern family living. The ground floor comprises a welcoming entrance hallway, a comfortable sitting room, a stylish kitchen/dining room with doors opening onto the rear garden, a useful utility room, and a cloakroom/WC.

To the first floor, there are three well-proportioned bedrooms, including a principal bedroom benefiting from its own en-suite shower room, together with a contemporary family bathroom serving the remaining bedrooms.

Externally, the property enjoys an attractive front garden overlooking open green space, creating a pleasant outlook. To the rear is a driveway providing off-road parking and access to the **garage**. The enclosed rear garden has been thoughtfully landscaped to create a low-maintenance outdoor space, perfect for relaxing and entertaining.

The Heritage Gate development is conveniently located within easy reach of Llantwit Major's shops, schools, local amenities and transport links. The picturesque Heritage Coastline and beach are also just a short distance away, offering the perfect balance of coastal living and everyday convenience.





Accommodation

Hallway

Opaque glazed front entrance door. UPVC window to side. Stairs to first floor. Wood effect flooring. Doors to sitting room, cloakroom/WC and kitchen/dining room. Under stairs cupboard. Radiator.

Living Room

13' x 12' 3" (3.96m x 3.73m)

UPVC window to front. Wood effect flooring. Radiator.

Kitchen / Dining Room

17' 6" x 9' 5" (5.33m x 2.87m)

Radiator. Fully fitted kitchen comprising eye level units base units with work surfaces over. Space for dining room table and chairs. One and a half bowl stainless steel sink with mixer tap. Integral gas hob with oven and hood. Space for fridge freezer and dishwasher. Door to utility room. Wood effect flooring. UPVC window to rear, UPVC French doors leading to rear garden.

Utility Room

5' 10" x 5' 5" (1.78m x 1.65m)

Fitted base units with work surface over and inset stainless steel sink with mixer tap, storage cupboard, wood effect flooring. Opaque glazed door to side. Wall mounted combination boiler providing the central heating and hot water. Space for washing machine.

First Floor Landing

Door to bedrooms and family bathroom, UPVC window to side, loft access, linen cupboard.

Bedroom One

11' 10" x 8' 9" (3.61m x 2.67m)

UPVC window to front, built in wardrobes, door to en suite, radiator.

En Suite

UPVC opaque window to front. Shower enclosure with mixer shower, low level WC, wash hand basin with mixer tap. Vertical radiator. Wood effect flooring.

Bedroom Two

9' 6" x 9' 4" (2.90m x 2.84m)

UPVC window to rear, built in wardrobes, radiator.

Bedroom Three

9' 6" x 8' 8" (2.90m x 2.64m)

UPVC window to rear, radiator.

Family Bathroom

Panelled bath with mixer shower over. Partially tiled walls. Wash hand basin with mixer tap. Low level WC. Vertical radiator. Wood effect flooring. UPVC opaque window to side.

To The Exterior

Front Of Property

Paved area with pathway leading to the front of the house. Views over the green space to the front.

Garage

Garage accessed via electric door to the front, driveway for multiple cars.

Rear Garden

Beautifully landscaped rear garden mostly laid to decorative stone with seating area laid to patio and decking. Flower beds with mature shrubs and trees, fencing to boundaries. Gate for access to the side of the property and to the driveway and garage.

Floorplan



Total floor area 90.0 m² (968 sq.ft.) approx

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.propertybox.io

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