

9 Plasnewydd Walk

Llantwit Major, Vale of Glamorgan, CF61 2YW

Watts & Morgan


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9 Plasnewydd Walk,

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Guide price: £220,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A modern, detached link property with south facing rear garden and accommodation including: hallway and cloakroom / wc , living room, kitchen/diner running the width of the property with double doors leading to the rear garden. Two double bedrooms and bathroom with shower over bath. Parking space to front, south facing to the rear with timber deck, 'Astroturf' lawn, timber garden shed (to remain) and pedestrian rear access.

EPC rating: B







Directions

Cowbridge Town Centre – 5.1 miles

Cardiff City Centre – 21.4 miles

M4 J35 Pencoed – 8.9 miles

Your local office: Cowbridge
T: 01446 773500
E: cowbridge@wattsandmorgan.co.uk







Summary of Accommodation

About the property

Plasnewydd Walk is on the Heritage Gate Development, a popular site to the northern edges of Llantwit Major. No. 9 is a modern, mid terraced house benefitting from having a south facing garden to the rear. The ground floor hallway features a cloakroom to one side and staircase leading to the first floor; a further door from the hallway opens to the family lounge. The lounge is to the very heart of the house with window over-looking the front of the property and a neat door opening to under-stairs storage area. An additional door opens to the kitchen/diner. Running the width of the rear of the property this kitchen/diner includes a good run of storage units with oven and hob to remain; space remains for a washing machine/dishwasher and also for a tall fridge/freezer. One wall cupboard conceals the gas 'combi' central heating boiler. Space remains for a dining table with double doors opening from the dining area to the rear garden.

To the first floor are two double bedrooms, the larger bedroom enjoying a southerly aspect over-looking the rear garden and over the Bridgend-to-Llantwit railway line with fields beyond. The second double bedroom looks to the front and features its own store cupboard. Both these two bedrooms flank a central bathroom with shower over bath.

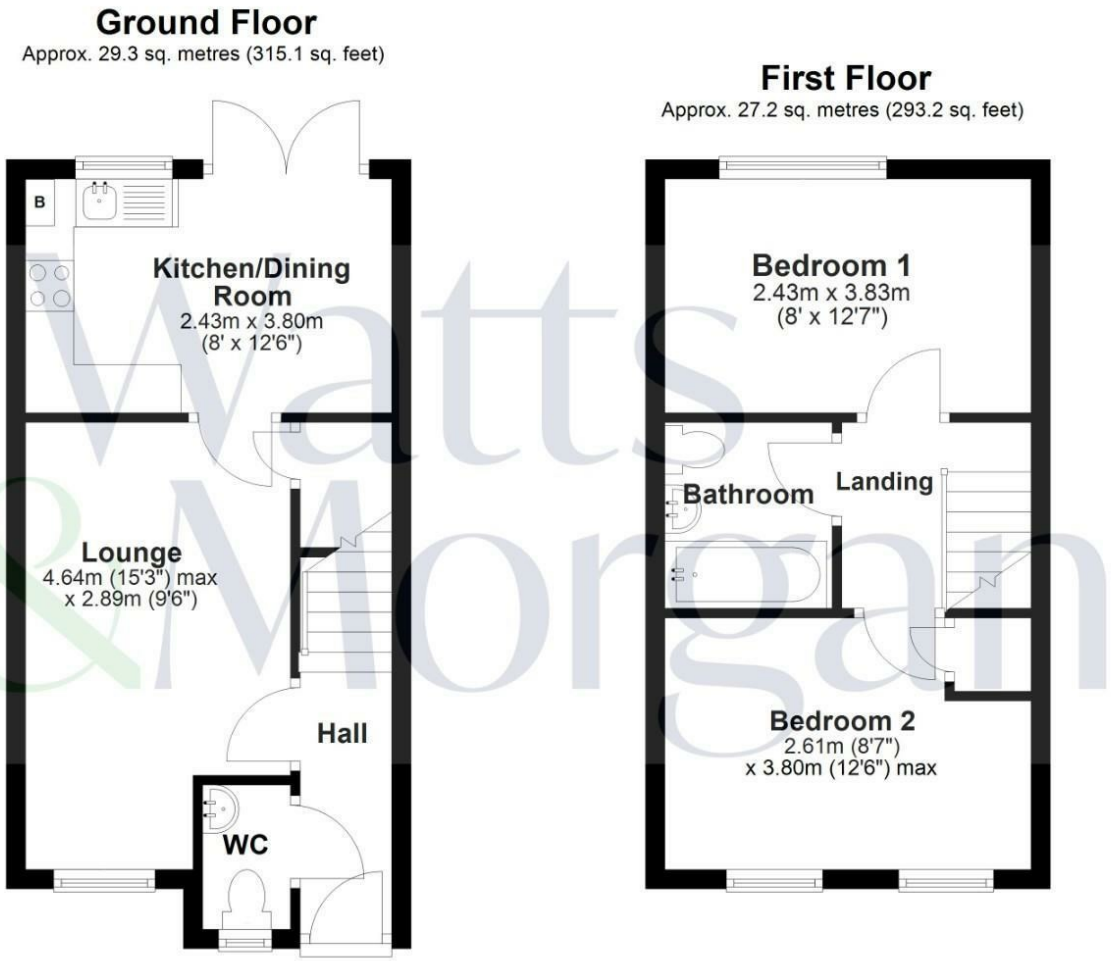
Additional information

Freehold. All mains services connect to the property. Gas fired 'combi' central heating. Council tax: Band C

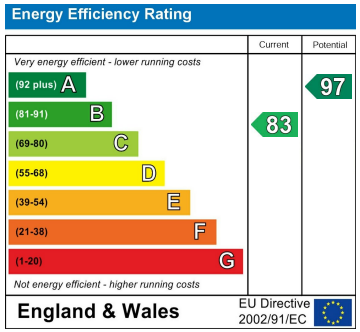
Garden & Grounds

From Plasnewydd Walk, a drop-down kerb leads onto a parking space solely for use of no. 9; an adjacent path runs to the front door. To the rear of the property is a south facing garden catching the sun throughout the day. A timber decked seating area is immediately adjacent to the property accessed from the kitchen-diner. This leads onto a larger 'Astroturf' lawn and beyond which is a timber shed (approx. max. 3.5m x 2m) with power connected. Beyond the shed is an extra storage area while a gated entrance opens to a pedestrian path shared with two neighbouring properties giving rear lane access.





Total area: approx. 56.5 sq. metres (608.4 sq. feet)



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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