



89 Plasnewydd Walk, Llantwit Major

£362,500 Freehold

DETACHED FAMILY HOME. • DRIVEWAY. EPC B82. • 2019 NEW BUILD. 3 BEDS. • CLOAKROOM/WC. UTILITY. • GARAGE. GARDENS. • UPVC. GCH COMBI. • FRONTING ONTO OPEN GREEN.





This very well presented 2019 Persimmon new build detached family home lies on the outskirts of the Heritage Gate development in Llantwit Major, Vale of Glamorgan. 89 Plasnewydd Walk comprises entrance hallway, sitting room, kitchen/ diner, cloakroom/ WC, and utility room 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 garden area to the front which fronts on to open green space, with driveway and GARAGE to the rear, and an enclosed low maintenance 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. We believe there to be circa 3 years remaining on the NHBC certificate. The Heritage Gate development 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 (thought to be circa £160/year, but currently not being implemented we have been informed). Viewings are highly recommended to fully appreciate the presentation and sought after location.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





GROUND FLOOR

Entrance Hallway

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

Sitting Room

11' 1" x 12' 2" (3.38m x 3.71m)

UPVC window to front. Radiator. Wood effect flooring.

Cloakroom/WC

2' 11" x 5' 6" (0.89m x 1.68m)

Low level WC. Corner wash hand basin with mixer tap. Radiator. Wood effect flooring.

Kitchen/Diner

9' 6" x 18' 1" (2.90m x 5.51m)

UPVC window to rear. UPVC French doors to rear. 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.

Utility Room

£ (1.70m x 1.78m)

£ board. Wood effect flooring. Opaque glazed
c Wall mounted combination boiler providing

t heating and hot water. Space for washing
machine. Fitted base units with work surface over and inset



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Utility Room

5' 7" x 5' 10" (1.70m x 1.78m)

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. Fitted base units with work surface over and inset stainless steel sink with mixer tap.

FIRST FLOOR

Landing

Loft access. Linen cupboard. UPVC window to side. Door to bedrooms and family bathroom.

Bedroom 1

12' 11" x 10' 9" (3.94m x 3.28m)

UPVC window to front. Radiator. Built in wardrobes. Door to en-suite.

En-Suite

6' 2" x 5' 9" (1.88m x 1.75m)

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

Bedroom 2

9' 6" x 9' 5" (2.90m x 2.87m)

UPVC window to rear. Radiator. Built in wardrobes.

Bedroom 3

8' 2" x 2.64m x 2.90m)

UPVC window to rear. Radiator.

Feet 2.00m

5' 7" x 7' 3" (1.70m x 2.21m)

Panelled bath with mixer shower over. Partially tiled walls



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Bedroom 3

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

UPVC window to rear. Radiator.

Family Bathroom

5' 7" x 7' 3" (1.70m x 2.21m)

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.

