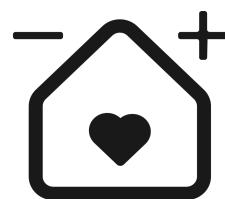




28 Plasnewydd Walk, Llantwit Major

£279,950 Freehold

SEMI DETACHED FAMILY HOME. • 3 BEDROOMS. • DRIVEWAY. PARKING AREA. • EN-SUITE. PERSIMMON HOME. • GCH. UPVC.
• WELL REGARDED LOCATION. • EPC B83.



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RARELY AVAILABLE TOWN HOUSE. This new build semi detached home lies on the Heritage Gate Persimmon development in Llantwit Major. 28 Plasnewydd Walk comprises to the ground floor; entrance hallway, sitting room, cloakroom/WC and kitchen with French doors to the rear garden. To the first floor there are two bedrooms and family bathroom. To the second floor there is the main bedroom with en-suite shower room. Outside there is a driveway to the rear providing ample off road parking (2 cars). The sunny rear garden is enclosed and private. The property enjoys gas central heating with a COMBINATION BOILER, and UPVC windows and doors. Viewings are highly recommended to fully appreciate the flexible living space and great position on 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.

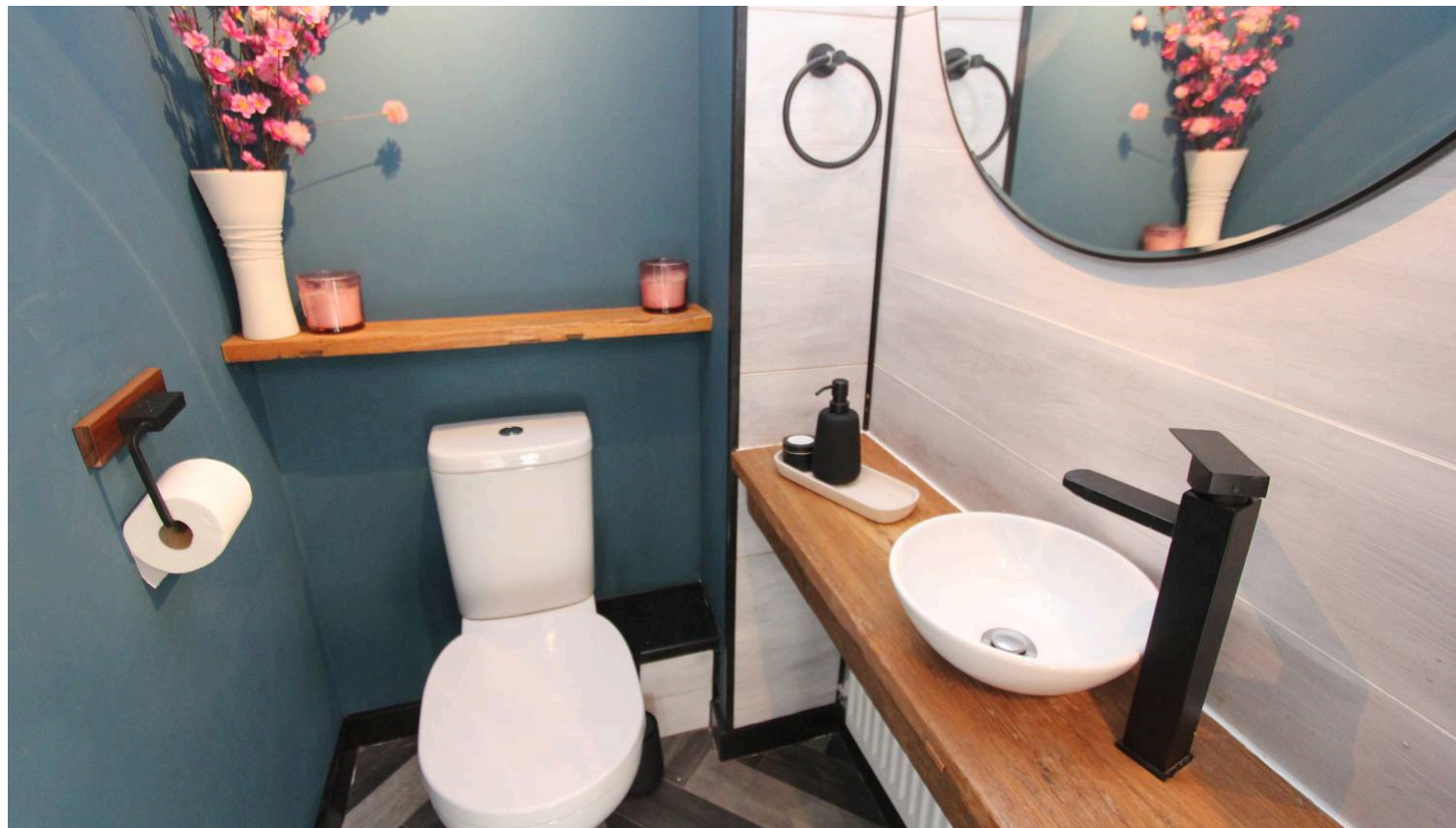
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





GROUND FLOOR

Entrance Hallway

Opaque glazed front entrance door. Door to sitting room.

Sitting Room

12' 0" x 14' 11" (3.66m x 4.55m)

UPVC window to front. Radiator. Under stairs cupboard. Door to inner hallway.

Inner Hallway

Stairs to first floor. Doors to kitchen and cloakroom/WC.

Cloakroom/WC

4' 6" x 3' 8" (1.37m x 1.12m)

Low level WC. Wash hand basin with mixer tap.

Kitchen

11' 10" x 9' 2" (3.61m x 2.79m)

UPVC French doors to rear. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Radiator. Wall mounted gas boiler providing the central heating. Space for white goods. Integrated dish washer with cooker and gas hob. One and a half bowl stainless steel sink with mixer tap.

FIRST FLOOR

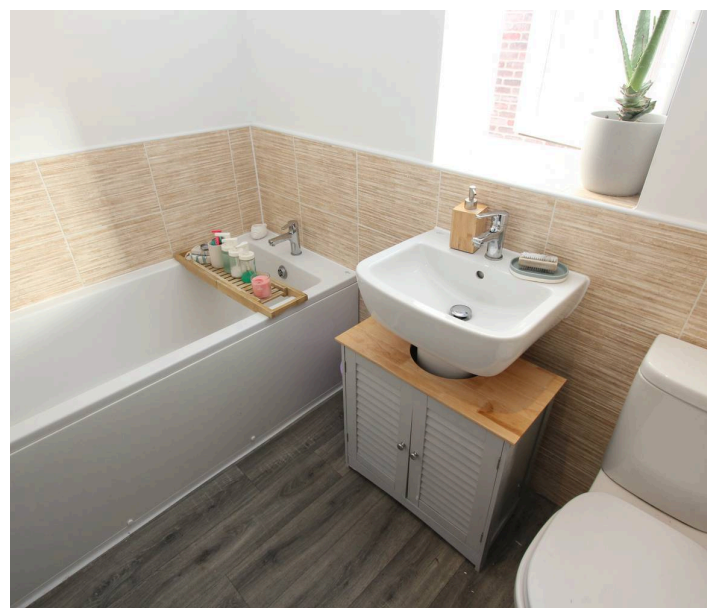
Landing

French doors to bedrooms and family bathroom. Stairs to second floor.

Bedroom 1

Bedroom 2

11' 9" x 10' 6" (3.58m x 3.20m)





FIRST FLOOR

Landing

Radiator. Doors to bedrooms and family bathroom. Stairs to second floor.

Bedroom 2

11' 9" x 10' 6" (3.58m x 3.20m)

UPVC windows to front. Radiator.

Family Bathroom

7' 11" x 5' 7" (2.41m x 1.70m)

UPVC opaque window to side. Low level WC. Wash hand basin with mixer tap. Radiator. Panelled bath with mixer shower.

Bedroom 3

9' 3" x 9' 0" (2.82m x 2.74m)

UPVC window to rear. Radiator. Built in wardrobes.



SECOND FLOOR

Landing

Doors to bedroom one. Linen cupboard.

Bedroom 1

13' 7" x 16' 7" (4.14m x 5.06m)

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

En-Suite

10' 11" x 5' 2" (3.33m x 1.58m)

Ve... Low level WC. Radiator. Ceramic wash hand basin with mixer tap. Shower enclosure with mixer shower. On... upboard.

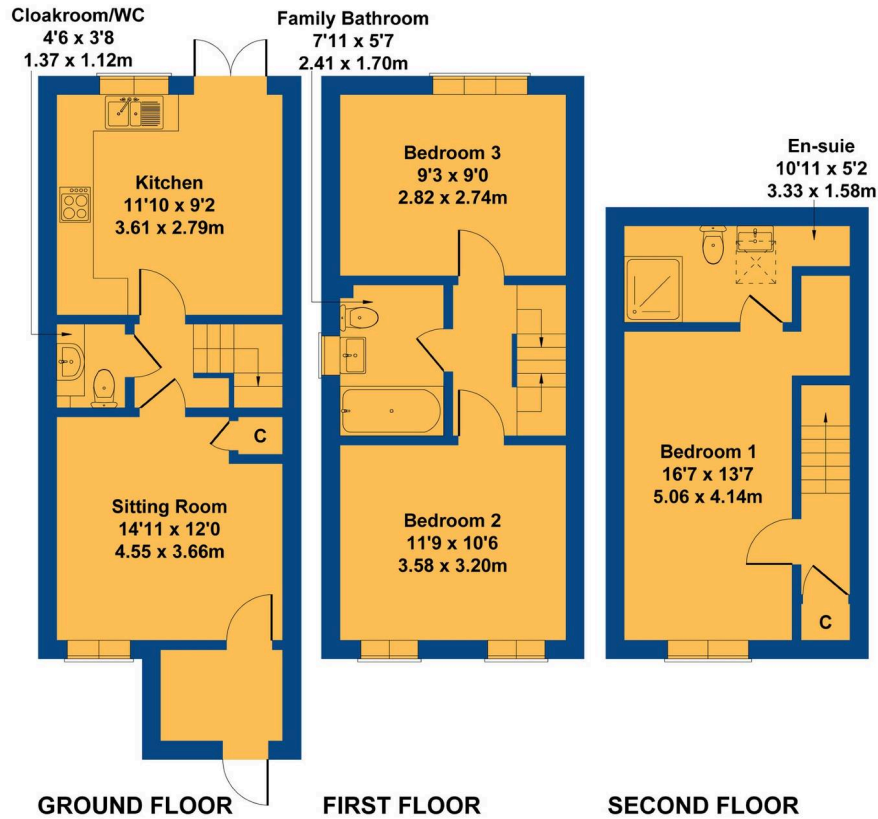


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28 plasnewdydd walk

Approximate Gross Internal Area
1023 sq ft - 95 sq m



Not to Scale. Produced by The Plan Portal 2025
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