12 Plasnewydd Walk, Llantwit Major,
Vale Of Glamorgan, CF61 2YW

Watts & Morgan

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Guide Price £329,950 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Room

A well-maintained, sizeable three bedroom semi-detached property in the coastal town of Llantwit Major.

Within walking distance to the town centre, train station and local schools.

Accommodation over 950 sq ft to include; entrance hallway, cloakroom/WC, lounge, kitchen/dining room and utility room.

First floor landing leading to three double bedrooms, one ensuite and a 3-piece family bathroom.

Externally enjoying a south-facing, fully landscaped rear garden with patio, lawn and quality timber storage shed.

Viewing highly recommended.

EPC Rating; B.

Directions

Cowbridge Town Centre – 5.0 miles

Cardiff City Centre – 21.4 miles

M4 Motorway – 8.9 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk

Summary of Accommodation

ABOUT THE PROPERTY

Ideally positioned in this popular Persimmon Homes development which is within walking distance to the town centre and train station.

12 Plasnewydd Walk has been well-maintained by the current owners, offering contemporary upgrades throughout.

The entrance hallway has a carpeted staircase leading to the first floor with useful understairs storage closet. All oak doors lead off to the living accommodation and to the ground floor cloakroom/WC.

The hallway and lounge has been recently fitted with quality 'LVT' flooring. The lounge offers a front facing window and is a cosy, neutrally decorated reception room.

Spanning the width of the property to the rear is the kitchen/dining room, offering a range of modern, solid wall and base units with complementary work surfaces. A range of integral appliances to remain to include; 4-ring gas hob with double oven and grill beneath, dishwasher and sink unit. To the dining area, French doors lead out onto the rear paved south facing patio - seamlessly blending indoor/outdoor living. Adjacent to the kitchen/dining room is a neat utility room with plumbing for two appliances, additional work surface and cupboard space housing the 'Ideal' gas combi boiler. Access is provided out to the side of the property and there is a useful large storage cupboard.

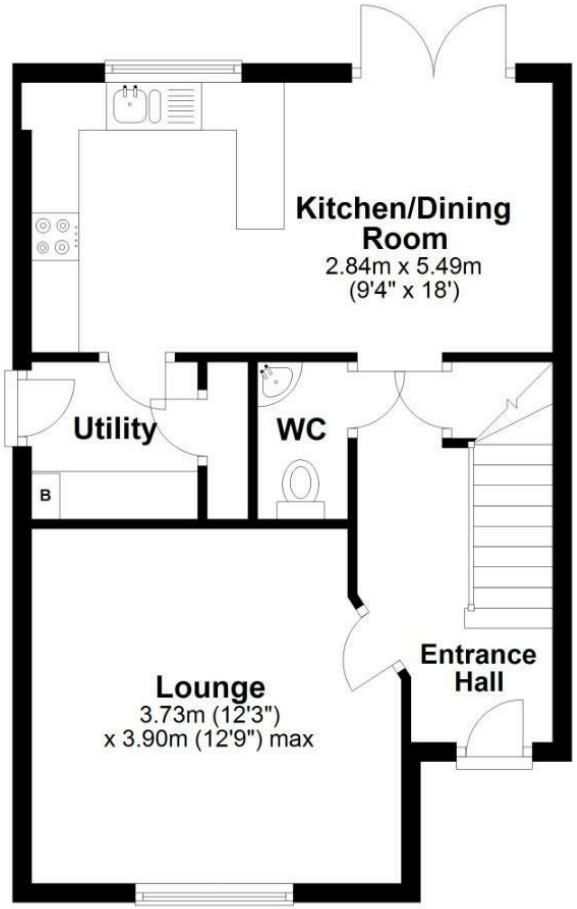
To the first floor, a loft hatch provides access to the boarded loft space - providing ideal storage, and an airing cupboard provides shelving for laundry.

On offer are three double bedrooms; the principal room benefiting from its own ensuite shower room and bespoke fitted wardrobes.

Completing the first floor is the family bathroom fitted with a 3-piece white suite with panelled bath with dual shower over.

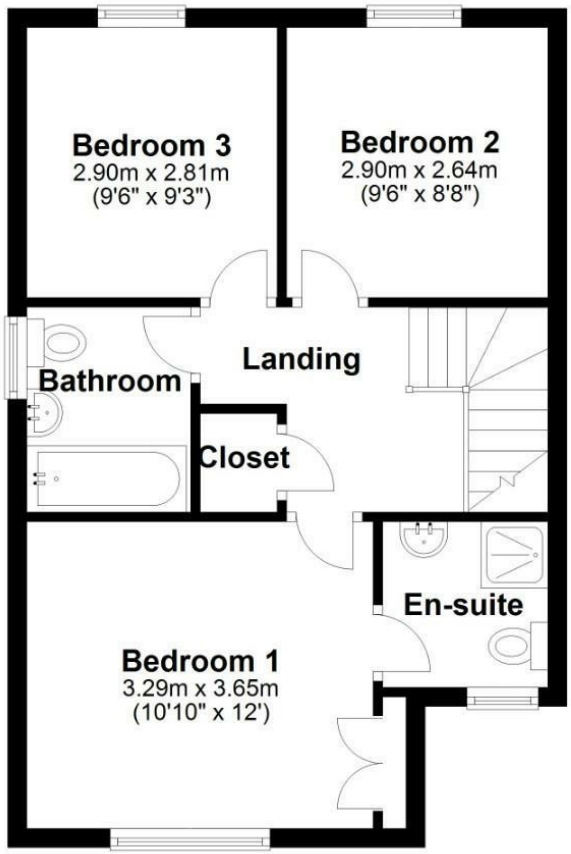
Ground Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.3 sq. feet)



Total area: approx. 88.6 sq. metres (953.6 sq. feet)

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.

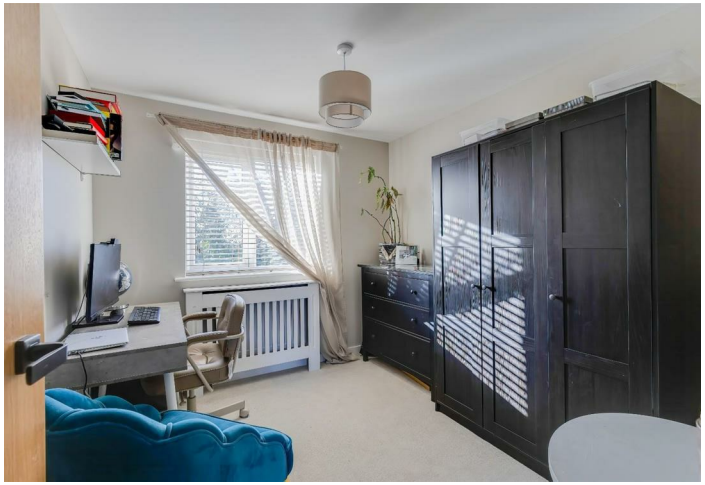
GARDENS AND GROUNDS

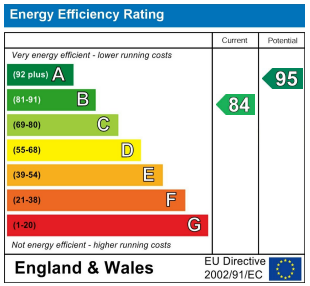
12 Plasnewydd Walk benefits from a private, block paviour driveway which provides parking for two vehicles with lawn area and side access provided to the rear garden.

To the rear of the property and offering a good degree of privacy, is the fully landscaped and enclosed entertaining garden with large paved area leading to a lawn section with pretty raised sleeper borders. This south-facing sunny garden also benefits from a quality timber storage shed.

ADDITIONAL INFORMATION

All Mains Services Connected. Freehold. Council Tax Band; D.
Communal grounds maintenance charge TBC.
NHBC warranty (2019).





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