



88 Plasnewydd Walk, Llantwit Major,  
Vale Of Glamorgan, CF61 2YZ

Watts  
& Morgan



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Vale Of Glamorgan, CF61 2YZ

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## Guide Price £229,950 Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

An ideal first time purchase located in the popular coastal town of Llantwit Major. A well-presented two bedroom end terrace property; built by Persimmon Homes in 2020.

Accommodation to include; hallway with cloakroom/WC, generous lounge and modern kitchen/dining room with appliances and patio doors leading to garden. First floor presenting two double bedrooms and a 3-piece bathroom.

Well landscaped rear garden with patios and lawn; plus driveway parking directly in-front of the property for two vehicles.

Within walking distance to the town centre, train station and shops/restaurants.

No ongoing chain. EPC Rating: B.

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### Directions

Cowbridge Town Centre – 5.3 miles

Cardiff City Centre – 26.5 miles

M4 Motorway – 8.9 miles

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## Summary of Accommodation

### SITUATION

The historic & coastal town of Llantwit Major, has excellent Welsh and English medium primary schools as well as a secondary school. Within the town there are a good range of shops – including two supermarkets, five reputable public houses, friendly cafes and well-established restaurants. More facilities include; a health centre, leisure centre, rugby club, football club as well as many other local sports facilities.

Llantwit Major is located on the spectacular Glamorgan Heritage Coast, and offers excellent transport links from Bridgend to Barry and is also within convenient driving distance of the M4 and the City of Cardiff, with Cardiff (Wales) Airport at Rhoose.

### ABOUT THE PROPERTY

Neatly tucked away into the cul-de-sac, sits 88 Plasnewydd Walk, an ideal first time purchase within the popular coastal town of Llantwit Major.

This immaculately presented property is within walking distance to the town centre, with its train station and several reputable restaurants, pubs and café, plus schooling.

The entrance hallway provides a carpeted staircase which leads to the first floor landing and opens into a modern 2-piece cloakroom WC and main living space.

The generous lounge provides a useful understairs storage cupboard and enjoys an outlook to the front. The lounge links directly into the kitchen/dining room which has been fitted with a range of white wall and base units with complementary work surfaces. A range of appliances to remain to include; 4-ring gas hob, oven with grill, dishwasher, washing machine and fridge/freezer. One cupboard houses the 'Ideal' gas combi boiler. The dining area has French doors which seamlessly link to the rear patio - ideal for entertaining.

The first floor landing provides a loft hatch which is partially boarded and leads into two double bedrooms; one with a large built-in storage cupboard. Both bedrooms have shared use of the 3-piece modern bathroom.



## GARDENS AND GROUNDS

The property is approached off Plasnewydd Walk onto a block paved and chipping driveway providing off-road parking directly in front of the property with footpath to the front door.

To the rear of the property is a well-landscaped garden with patio area - ideal for Al-Fresco dining; whilst the rest of the garden is laid to lawn with an additional paved area to the bottom of the lawn. A gate leads to a shared footpath which provides access to the side of the property - useful for bins/recycling.

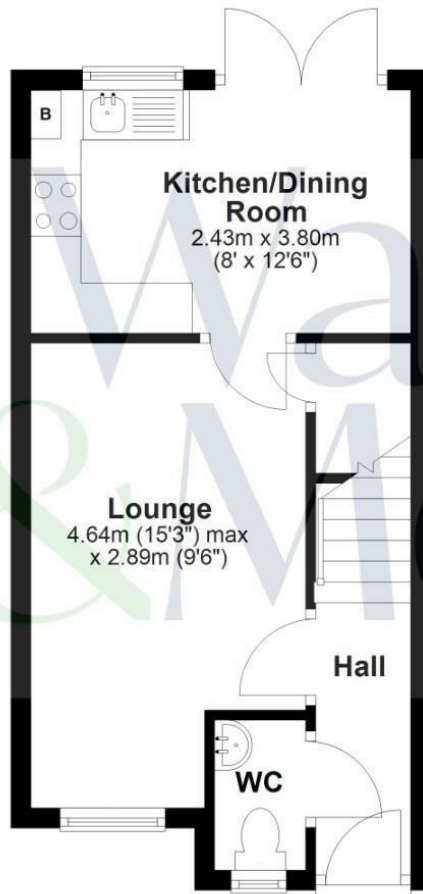
## ADDITIONAL INFORMATION

All Mains Services Connected. Freehold. Council Tax Band; C. Communal grounds maintenance charge approx £115 p/a. NHBC warranty (2020).



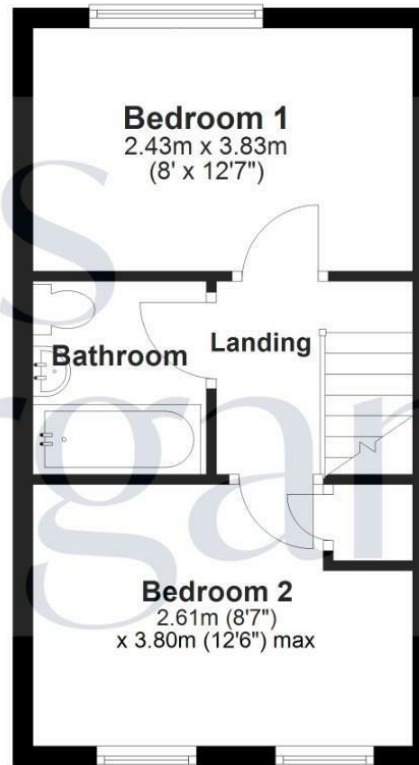
## Ground Floor

Approx. 29.3 sq. metres (315.1 sq. feet)



## First Floor

Approx. 27.2 sq. metres (293.2 sq. feet)



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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