

65 Plasnewydd Walk

Llantwit Major, Vale Of Glamorgan, CF61 2YW

Watts
&Morgan



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Llantwit Major, Vale Of Glamorgan, CF61 2YW

Guide Price £342,950 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Room

Beautifully presented throughout, this stylish three bedroom detached home offers sleek contemporary interiors and move-in ready accommodation. Within a sought-after modern development in the coastal town of Llantwit Major.

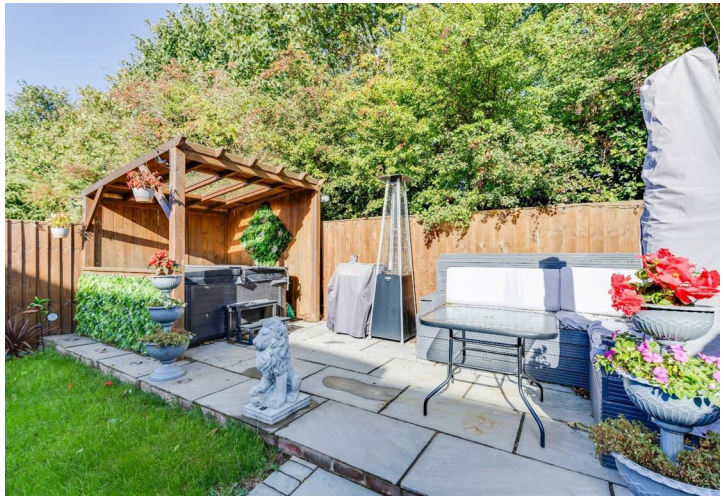
The property features a superb kitchen-diner spanning the rear of the house, a spacious front-facing lounge with bespoke media wall, a luxurious en-suite to the principal bedroom and a stunning recently refitted family bathroom.

Externally, the home enjoys a private landscaped rear garden designed for entertaining, complete with a raised sun terrace, hot tub beneath a timber pergola, bespoke seating area, driveway parking for two vehicles and an attached garage.

EPC rating: B.







Directions

Llantwit Major Town Centre – 0.3 mile

Cardiff City Centre – 18.8 miles

M4 J35 Pencoed – 9 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

About the property

Situated on this sought-after modern development in the coastal town of Llantwit Major, this beautifully presented three bedroom detached home offers sleek contemporary interiors and impeccably maintained accommodation throughout, ideal for buyers seeking a stylish property ready to move straight into.

The welcoming entrance hall immediately sets the tone for the home, featuring attractive LVT flooring which continues seamlessly throughout the ground floor. The hall opens into a superb front-facing lounge, enjoying views over the front garden and complemented by a contemporary media wall with useful open storage beneath. A central inner hallway provides access to the first floor accommodation, together with a neat cloakroom/WC and the impressive kitchen-dining room positioned across the rear of the property. The spacious kitchen-dining room is thoughtfully designed with clearly defined kitchen and dining areas, creating an ideal space for both everyday family living and entertaining. The kitchen is fitted with a comprehensive range of modern wall and base units and offers additional space for a tall fridge/freezer together with plumbing and space for both a washing machine and dishwasher (available by separate negotiation). The dining area comfortably accommodates a family dining table and benefits from a second bespoke media wall incorporating practical concealed storage for household items such as a vacuum cleaner and ironing board. French doors open directly onto the rear garden, allowing excellent natural light and indoor-outdoor living.

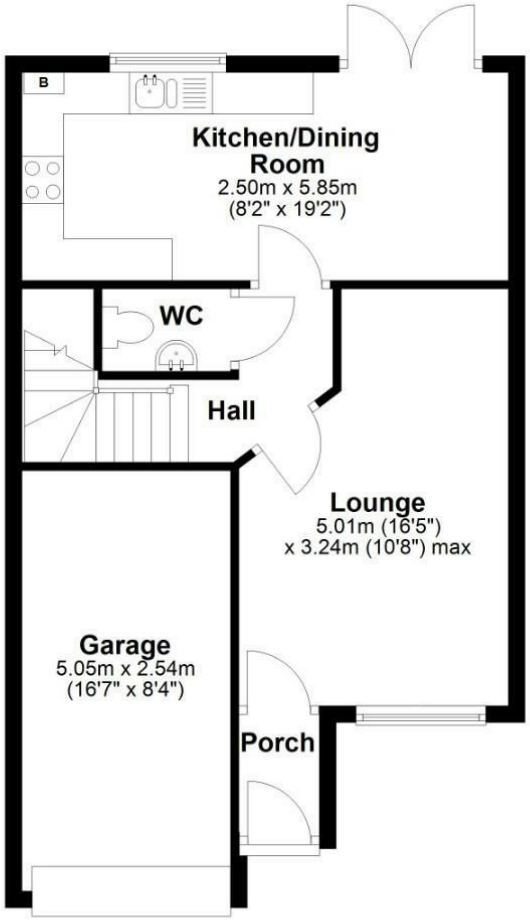
To the first floor, the landing gives access to all three bedrooms, the family bathroom and a useful airing/storage cupboard. The principal bedroom is positioned to the front of the property and enjoys the luxury of its own stylish en suite shower room, fully re-fitted recently complete with a broad walk-in shower enclosure. Bedrooms two and three overlook the rear garden, with bedroom two being a generous double room and bedroom three a well-proportioned single room, currently utilised as a versatile home office and dressing room. Completing the accommodation is the stunning recently refitted family bathroom, beautifully appointed with a contemporary white suite, twin wash hand basins and striking matte black fittings throughout.

Additional information

Freehold. All mains services connect to the property. Council tax: Band: E. Communal grounds maintenance charge tbc. NHBC warranty (10 years from 2020).

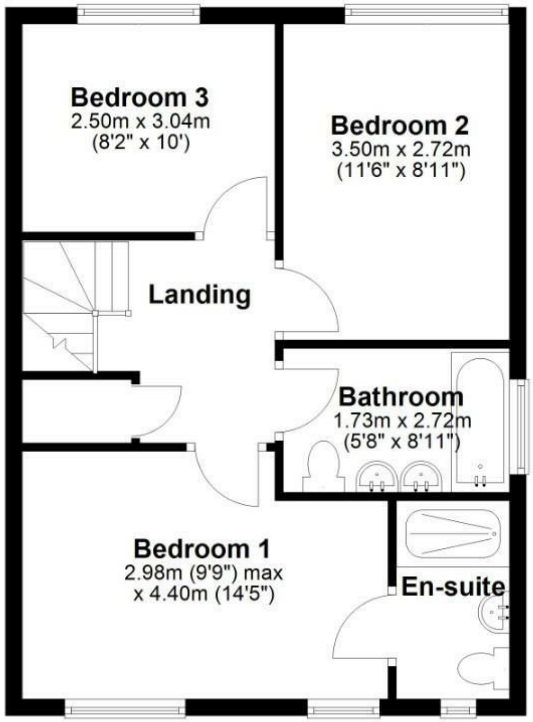
Ground Floor

Approx. 52.0 sq. metres (559.6 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



Total area: approx. 98.7 sq. metres (1062.4 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.

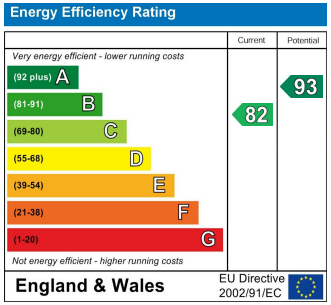
Garden & Grounds

Occupying a desirable position towards the northern end of the development, 65 Plasnewydd Walk enjoys a pleasant setting backing onto Wick Road, benefiting from excellent screening provided by mature and densely planted trees, creating a great degree of privacy.

To the front of the property, a broad block-paved driveway provides off-road parking for two vehicles and leads directly to the attached garage. A continuation of the paving extends alongside the attractive lawned front garden with raised planter to the main entrance doorway, whilst a gated side pathway provides convenient access to the rear garden.

The rear garden has been thoughtfully landscaped to create a superb outdoor entertaining space. A flagstone paved pathway, edged with attractive cut stone pavers, extends from the rear of the property between a generous lawn and a well planted border to a raised, paved terrace positioned at the rear boundary. Enjoying the afternoon and evening sunshine, this excellent outdoor space is perfectly designed for relaxation and entertaining, featuring a hot tub beneath a timber pergola, a space for a barbecue area and bespoke handcrafted wooden banquette seating.





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