

84 Plasnewydd Walk

Llantwit Major, CF61 2YZ

Watts & Morgan



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Guide Price £435,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms
Single Garage

A well-presented four bedroom detached property set within the sought-after Heritage Gate development in Llantwit Major.

Offering spacious family living, just a short stroll to the high street, schooling and beach.

Accommodation over 1,300 sq ft to include; welcoming hallway, generous lounge, separate family room and a large kitchen/dining room, Also, a utility room and WC. Four bedrooms, largest bedroom with en-suite and a 3-piece family bathroom.

Externally enjoying private driveway parking and a detached garage. Front and rear lawned gardens, with entertaining decking area.

EPC Rating; B.







Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

The historic & coastal town of Llantwit Major, includes Iron Age hill forts, fine Tudor buildings, a Roman villa and a medieval grange. The imposing 11th century St Illtud Church has been described as the Westminster Abbey of Wales. The town has excellent Welsh and English 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.

ABOUT THE PROPERTY

Situated within the desirable Heritage Gate development in Llantwit Major, this impressive four bedroom detached family home - built by Persimmon Homes in 2020 - offers a superb balance of modern style, generous proportions, and family-friendly living. Thoughtfully designed throughout, the property provides bright and welcoming accommodation with a flowing layout ideal for both everyday life and entertaining. The Heritage Gate development provides convenient access to Llantwit Major's excellent local shops, schools, and amenities, as well as the stunning Heritage Coast and beach.

From the welcoming hallway, two reception rooms are to either side - the main lounge is a light-filled reception space, and the second smaller family room proves ideal as a playroom or home office.

The ground floor centres around a spacious kitchen-dining room, forming the heart of the home, with French doors linking to the garden and provides ample space for a family dining area. The kitchen itself offers a well-appointed range of wall and base units with complementary butchers-block effect surfaces. With integral appliances to remain to include; 4-ring gas hob with electric oven beneath, fridge/freezer and space for a dishwasher. A separate utility room provides additional storage and plumbing for utilities, along with housing the gas-combi boiler. Access from here also leads to the garden and into a neat 2-piece cloakroom/WC.

To the first floor, the property boasts four well-proportioned bedrooms, and the central landing provides access to the loft space and into a large fitted closet. The principal bedroom benefits from built-in wardrobes and a private en-suite shower room with electric shower. Bedrooms two and three are double rooms, whilst bedroom four offers excellent versatility as a guest room, study or nursery. These three bedrooms share use of the modern family bathroom.

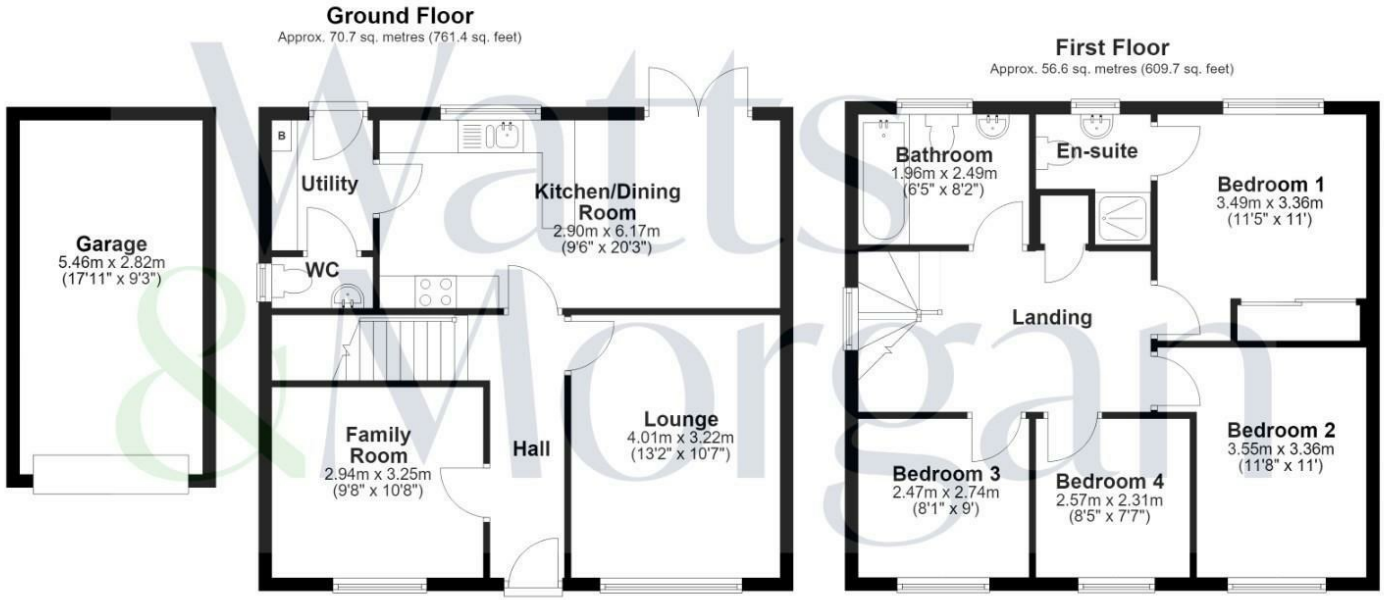
GARDENS AND GROUNDS

84 Plasnewydd Walk sits behind a neat open-plan front lawn, complemented by a double block-paved long driveway leading to a single garage. A side gate provides easy access to the rear garden.

The fully, enclosed south-facing rear garden has been thoughtfully landscaped, centred around a lawned area with planted shrubs, borders and fruit trees. Offering a small paved area and a sheltered decked space sits behind the garage - ideal for al-fresco dining. A rear water tap adds further practicality, along with a children's timber play swing set to remain (if required).

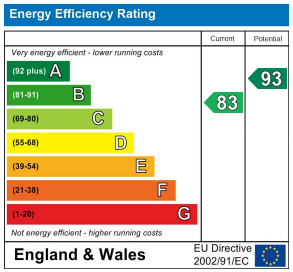
ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating. Council Tax Band F.



Total area: approx. 127.4 sq. metres (1371.1 sq. feet)





Scan to view property

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.



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