



6 Plasnewydd Walk  
Llantwit Major, Vale of Glamorgan, CF61 2YW

Watts  
& Morgan



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2YW

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**Guide Price £425,000 Freehold**

5 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A beautifully presented five-bedroom detached family home set within the sought-after Heritage Gate development in Llantwit Major. Offering spacious living areas, a stunning kitchen/dining room, an en-suite to the principal bedroom, and a sunny rear garden with Indian sandstone patio, this modern home is perfectly suited to family life. With a double driveway, integral garage, and easy access to local shops, schools, and the breathtaking Heritage Coastline, this property is an excellent opportunity for buyers seeking space, style, and convenience. Viewings are highly recommended.



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### Directions

Cowbridge Town Centre – 6.2 miles

Cardiff City Centre – 20.0 miles

M4 Motorway Pencoed – 11.0 miles

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Your local office: Cowbridge

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## Summary of Accommodation

### About The Property

Situated within the desirable Heritage Gate development in Llantwit Major, this impressive five-bedroom detached home—built by Persimmon—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 ground floor centres around a spacious kitchen/dining room, forming the heart of the home. With French doors opening onto the rear garden and ample space for a family dining area, it creates a naturally social environment. A well-appointed fitted kitchen includes extensive worktops, storage units, a gas hob with electric oven, and space for further appliances. A separate utility room provides additional convenience, along with access to a cloakroom/WC.

A comfortable front lounge offers a peaceful retreat, enhanced by a large window that fills the room with natural light. The entrance hallway is finished with wood-effect flooring and includes useful under-stairs storage.

Upstairs, the property boasts five well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and a private en-suite shower room. Bedrooms two and three are generous doubles, while bedrooms four and five offer excellent versatility—ideal as guest rooms, a study, or nursery. A family bathroom with overhead shower completes the first-floor accommodation.

Additional features include gas central heating via a combination boiler, UPVC windows and doors, and loft access for further storage.

Heritage Gate provides convenient access to Llantwit Major's excellent local shops, schools, and amenities, as well as the stunning Heritage Coast and beach—perfect for those who enjoy outdoor pursuits.



## Garden & Grounds

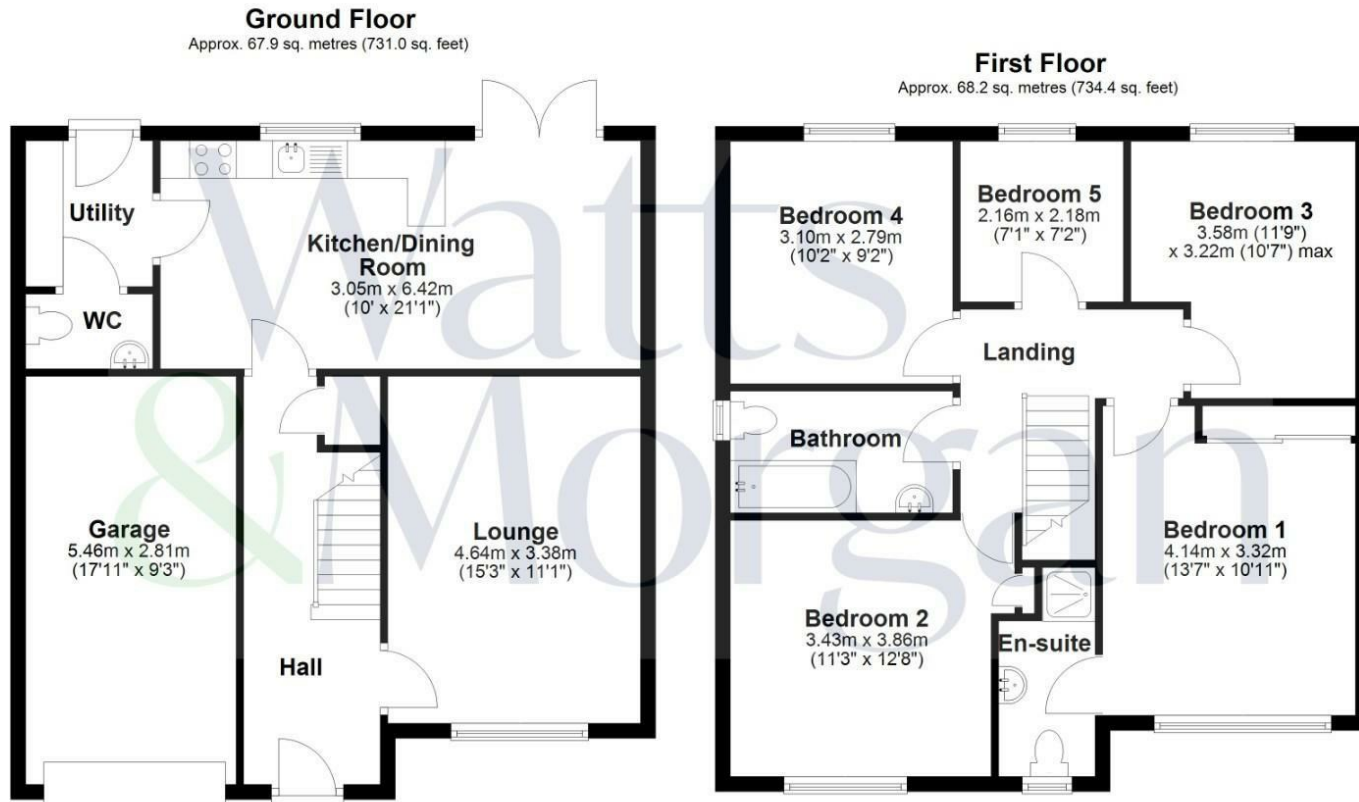
The property sits behind a neat open-plan front lawn, complemented by a double block-paved driveway leading to an integral single garage. A side gate provides easy access to the rear garden.

The sunny, enclosed rear garden has been thoughtfully landscaped with a lawned area and attractive Indian sandstone patio, creating a wonderful setting for outdoor dining, barbecues, and relaxation. A rear water tap adds further practicality.

The integral garage is fitted with an up-and-over door and offers secure parking or valuable storage space.

## Additional Information

Freehold. Council Tax Band tbc. All Mains Connected.



Total area: approx. 136.1 sq. metres (1465.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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	



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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