



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

Watts  
& Morgan



# 86 Plasnewydd Walk, Llantwit Major,

Vale Of Glamorgan, CF61 2YZ

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## Guide Price £220,000 Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A delightful two bedroom mid-terraced property located in the popular coastal town of Llantwit Major.

An ideal first time purchase; built by Persimmon Homes in 2020.

Immaculately presented accommodation to include; hallway with cloakroom/WC, generous lounge and modern kitchen/dining room with patio doors leading to patio.

First floor presenting two double bedrooms and a 3-piece bathroom.

Recently landscaped rear garden with patio and lawn; plus allocated driveway parking for one vehicle directly in-front of the property.

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

EPC Rating: B.

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### Directions

Cowbridge Town Centre – 5.0 miles

Cardiff City Centre – 21.2 miles

M4 Motorway – 8.6 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Neatly tucked away into the cul-de-sac, sits 86 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, neutrally decorated, lounge provides a useful understairs storage cupboard and enjoys an outlook to the front. The lounge leads 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 'Electrolux' appliances to remain to include; 4-ring gas hob, oven with grill and stainless steel splash-back. One cupboard houses the 'Ideal' gas combi boiler. Space is provided for a freestanding fridge/freezer along with plumbing for two appliances. The diner area has French doors which seamlessly link to the rear patio - ideal for entertaining.

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



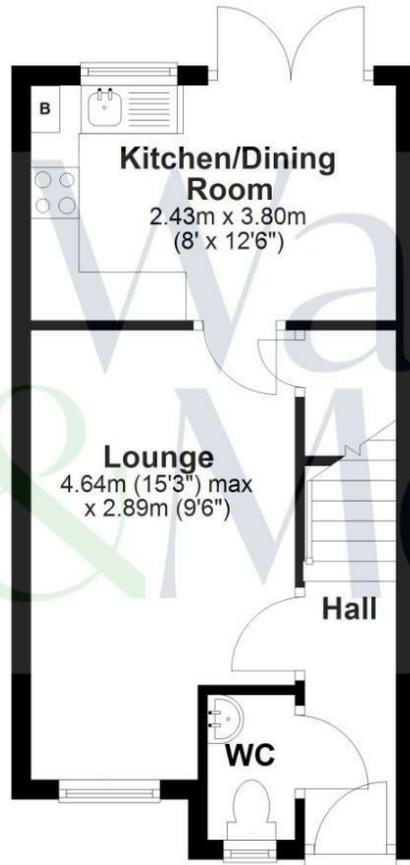
### GARDENS AND GROUNDS

The property is approached off Plasnewydd Walk onto a block paviour driveway providing parking for one vehicle directly in front of the property with footpath to the front door.

To the rear of the property lies a recently landscaped garden with slate patio area - ideal for Al-Fresco dining; planted with central lawn. A rear gate leads to a footpath which provides access around the side of the property - useful for bins/recycling.

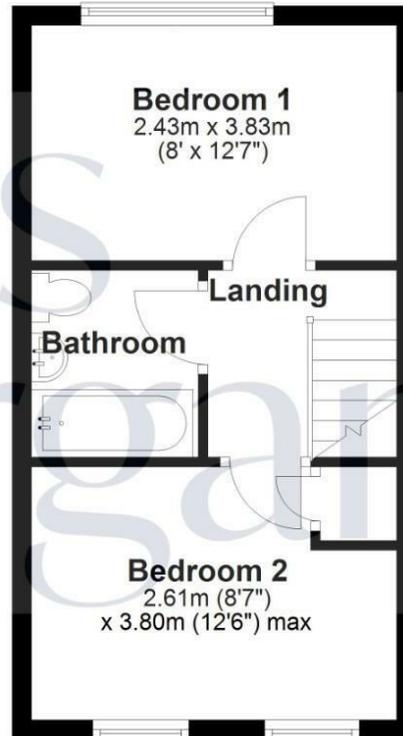
## Ground Floor

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)

## 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 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, offering excellent transport links from Bridgend to Barry and is also within convenient driving distance of the M4 and the City of Cardiff.

## ADDITIONAL INFORMATION

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		97
(81-91)	B		83
(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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