



103 Plasnewydd Walk, Llantwit Major, CF61 2YZ

Offers Over £335,000



**1 Pound Field, Llantwit Major, Vale Of Glamorgan, CF61 1DL**

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FOUR BEDROOM SEMI DETACHED TOWN HOUSE OFFERING 107 SQM OF LIVING SPACE. The property is situated on the sought after Heritage Gate development located in Llantwit Major, within walking distance to all local amenities, schools and train station. The property is briefly comprising:- entrance hallway, lounge, kitchen/diner, cloakroom and conservatory to the ground floor level. The first floor offers three generous bedrooms and a family bathroom. The second floor is the master bedroom with En-suite. The property benefits from a fully enclosed garden to the rear and driveway providing off road parking to the front. Council Tax Band E.

## GROUND FLOOR

### Hallway

Enter the property through uPVC double glazed front door into entrance hallway. Doors leading to kitchen/diner, lounge, second reception and cloakroom. Understairs storage cupboard. Carpeted stairs lead to the first floor level. Radiator, ceiling light and power.

### Kitchen/Diner

4.70m x 3.00m (15' 5" x 9' 10")

Fitted with a range of base and wall units with quartz work surfaces over and splashback. Stainless steel sink and drainer with mixer tap over. Integrated induction hob and electric oven with extractor hood over. Integrated washer/dryer, dishwasher and fridge/freezer. Wall mounted unit housing combi boiler. Space for dining furniture. uPVC window to the front of the property. Laminate flooring, radiator, spot lights and power.

### Lounge

5.00m x 3.10m (16' 5" x 10' 2")

uPVC window and patio doors leading into conservatory. Laminate flooring, radiator, electric fire point, ceiling light and power.

### Conservatory

2.56m x 3.60m (8' 5" x 11' 10")

Brick and uPVC construction with patio doors leading into garden. Tiled flooring, wall lights and power.

### Cloakroom

Two piece suite comprising; wash hand basin and low level WC. Laminate flooring, radiator, ceiling light and power. uPVC window to the front.

## FIRST FLOOR

### Bedroom Two

4.10m x 3.00m (13' 5" x 9' 10")

uPVC window to the rear of the property. Fitted wardrobes. Carpeted flooring, radiator, ceiling light and power.

### Bedroom Three

3.70m x 3.00m (12' 2" x 9' 10")

uPVC window to the front of the property. Carpeted flooring, radiator, ceiling light and power.

### Bedroom Four

3.10m x 2.00m (10' 2" x 6' 7")

uPVC window to the rear of the property. Carpeted flooring, radiator, ceiling light and power.

### Bathroom

2.00m x 1.80m (6' 7" x 5' 11")

Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin, panelled bath with shower over and glass screen. Tiled to all splashback areas, vinyl flooring, radiator and ceiling light.

## SECOND FLOOR

### Master Bedroom

5.00m x 4.00m (16' 5" x 13' 1")

uPVC box window to the front of the property and velux to the rear. Built-in wardrobe and cupboard space. Carpeted flooring, radiator, ceiling light and power. Door leading into en-suite.

### En-Suite

2.40m x 1.40m (7' 10" x 4' 7")

Fitted with a walk-in shower cubicle, wash hand basin and low level WC. Velux window to the rear. Radiator and ceiling light.

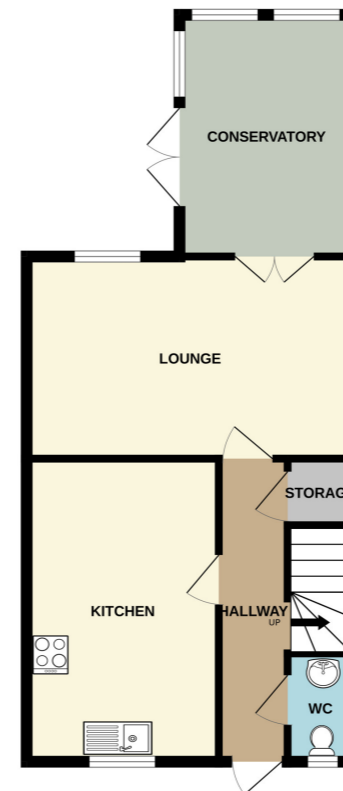
## EXTERNAL

### Garden

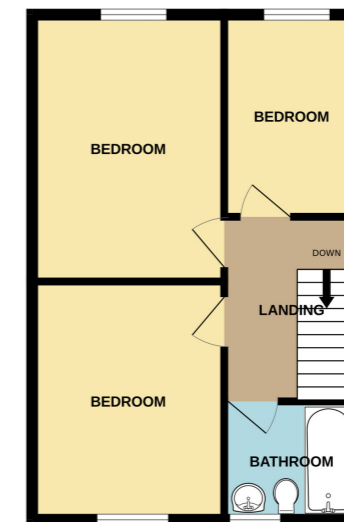
The property is approached via a brick paved driveway and path leading to the front entrance. Gated side access to the rear.

To the rear is a fully enclosed garden.

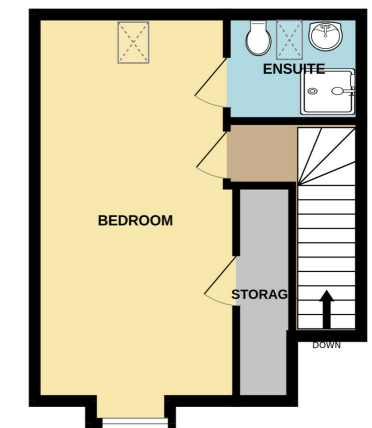
GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



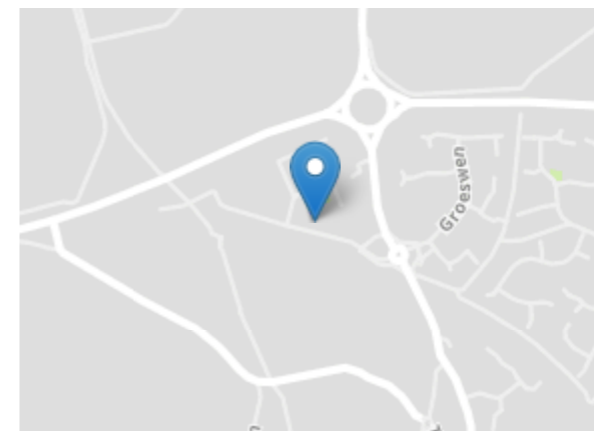
1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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