



57 Plasnewydd Walk, Llantwit Major, CF61 2YW

£435,000



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FOUR BEDROOM DETACHED PROPERTY 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, converted garage space, kitchen/diner and cloakroom to the ground floor level. Four bedrooms, master with en-suite and a family bathroom to the first floor. The property benefits from a fully enclosed garden to the rear and driveway providing off road parking to the front. Council Tax Band F. EPC B Approx 114 SQM (1237 SQF) of living space.

GROUND FLOOR

Hallway

uPVC double glazed front door leading into the hallway. Doors leading into lounge, kitchen/diner and cloakroom. Carpeted stairs lead to the first floor. Radiator, ceiling light and power.

Lounge

4.34m x 3.12m (14' 3" x 10' 3")
uPVC windows to the front. Carpeted flooring, radiator, ceiling light and power.

Kitchen/Diner

7.36m x 2.66m (24' 2" x 8' 9")
Fitted with a range of base and wall units with contrasting work surfaces over. Stainless steel sink and drainer with mixer tap over. Integrated electric oven and hob with extractor hood over. Integrated dishwasher. Space for fridge/freezer. Space for dining furniture, radiator and ceiling lights. Two uPVC windows and patio doors overlooking the rear.

Utility Room

Work surface with stainless steel sink and drainer below. Space and plumbing for white goods below. Plenty of storage space. Tiled flooring, ceiling light.

Second Reception

4.95m x 2.61m (16' 3" x 8' 7")
uPVC window to the front. Carpeted flooring, radiator, ceiling light and power.

Cloakroom

Fitted with a wash hand basin and low level WC. Ceiling light.

FIRST FLOOR

Landing

Doors leading into all bedrooms and family bathroom. Location of loft access. Ceiling light and power.

Bedroom One

4.09m x 3.40m (13' 5" x 11' 2")
uPVC window to the front. Built-in mirrored wardrobes. Radiator, carpeted flooring, ceiling light and power. Door into en-suite.

En-Suite

2.23m x 1.17m (7' 4" x 3' 10")
Fitted with a pedestal wash hand basin, low level WC, walk-in shower cubicle. Tiled to walls and flooring. Radiator and ceiling light. uPVC opaque window to the side.

Bedroom Two

4.34m x 3.15m (14' 3" x 10' 4")
uPVC window to the front. Carpeted flooring, radiator, ceiling light and power.

Bedroom Three

2.77m x 2.72m (9' 1" x 8' 11")
uPVC window to the rear. Carpeted flooring, radiator, ceiling light and power.

Bedroom Four

3.10m x 2.28m (10' 2" x 7' 6")
uPVC window to the rear. Carpeted flooring, radiator, ceiling light and power.

Bathroom

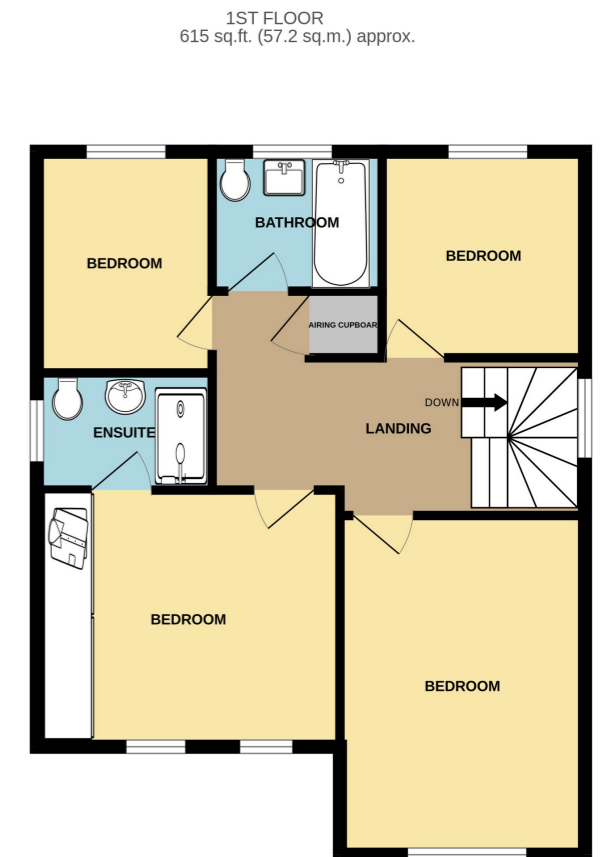
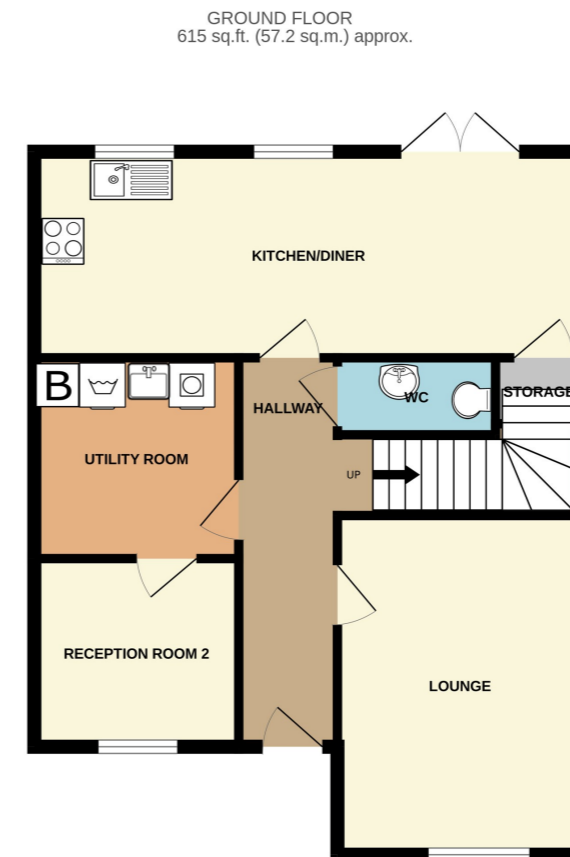
2.11m x 1.85m (6' 11" x 6' 1")
Three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath with shower over and glass screen. Radiator and ceiling light. uPVC opaque window to the rear.

EXTERNAL

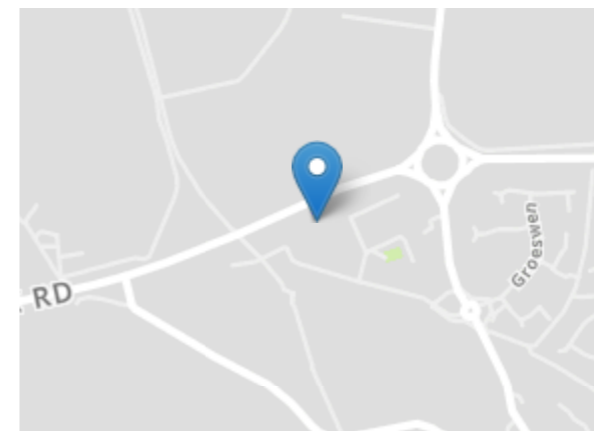
Garden

The property is approached via block paved driveway leading to the front door with low maintenance slate are to the side with some planting. Gated side access to the rear.

To the rear is a fully enclosed garden laid with a patio area providing space for garden furniture and a lawn. Decked area to the rear with shed to remain.



TOTAL FLOOR AREA: 1230 sq.ft. (114.3 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+)	A		92
(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, Scotland & Wales		EU Directive 2002/91/EC	

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