



46 Plasnewydd Walk, Llantwit Major, CF61 2YW

£335,000



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SHOW HOME PRESENTATION! A FOUR BEDROOM, SEMI DETACHED TOWN HOUSE OFFERING 107 SQM OF LIVING SPACE. The property is situated on the sought after Heritage Gate development in Llantwit Major. Briefly comprising of :- entrance hallway, lounge, kitchen/diner and cloakroom/WC 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. NO ONWARD CHAIN.

GROUND FLOOR

Hallway

Enter the property through uPVC double glazed front door to the entrance hallway. The hallway gives access to the to the kitchen/diner, lounge and downstairs WC. The carpeted stairs give access to the first floor level, under the stairs is fitted storage, the flooring is tiled. Radiator, power points and ceiling light.

Kitchen/Diner

4.70m x 3.00m (15' 5" x 9' 10")
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 hob and oven with extractor hood over. Integrated washing machine and dishwasher. Wall mounted unit housing combi boiler. Space for fridge/freezer. Space for dining furniture. uPVC window to the front of the property. Tiled flooring, radiator, spot lights and power.

Lounge

5.00m x 3.10m (16' 5" x 10' 2")
uPVC window and patio doors to the rear of the property. Carpeted flooring, radiator, electric fire point, ceiling light and power.

Cloakroom

Two piece suite comprising; wash hand basin and low level w.c. Tiled flooring, radiator and Ceiling light. uPVC double glazed window to the front.

FIRST FLOOR

Landing

Carpeted flooring, doorways to three bedrooms and family bathroom. Carpeted stairs to the second floor level.

Bedroom Two

4.10m x 3.00m (13' 5" x 9' 10")
uPVC window to the rear of the property. 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 w.c. 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 and velux to the rear. Build-in wardrobe and cupboard space, Carpeted flooring, radiator, ceiling light and power. Door leading into the en-suite.

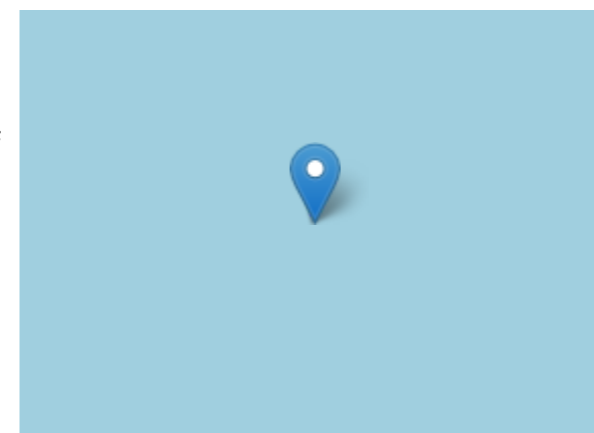
En-Suite

2.40m x 1.40m (7' 10" x 4' 7")
Walk in shower cubicle, wash hand basin with pedestal, low level W.C. Velux window to the rear, tiled to splash back and ceiling light.

EXTERNAL

Garden

To the front of the property is a brick paved driveway and path leading to the front entrance. side gate to the rear.
To the rear is a fully enclosed garden with a mixture of patio and landscaped areas enclosed by wood panel fencing. Garden shed to remain.



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