



71 Plasnewydd Walk, Llantwit Major, CF61 2YW

£260,000



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WELL PRESENTED, SPACIOUS TWO BEDROOM EXTENDED PROPERTY with the addition of a professionally built and insulated garden room/home office. Situated on the sought after Heritage Gate development in Llantwit Major within close walking distance to the town centre with all local amenities, schools and train station. The property is briefly comprising :- entrance hallway, lounge, kitchen/diner/family room and cloakroom to the ground floor with two bedrooms and a family bathroom to the first floor. The property benefits from a fully enclosed garden to the rear, garden room and ALLOCATED PARKING for two vehicles. Council Tax Band C.

GROUND FLOOR

Hallway

Enter the property via uPVC front door into the hallway with stairs leading to the first floor level and doors leading into the lounge and cloakroom. Radiator and ceiling light.

Cloakroom

1.47m x 0.86m (4' 10" x 2' 10")

Fitted with a low level WC and wash hand basin with tiled splashback. Opaque window to the front. Ceiling light.

Lounge

4.59m x 2.87m (15' 1" x 9' 5")

uPVC window overlooking the front of the property. Door leading into kitchen/diner. Radiator, carpeted flooring, ceiling light and power.

Kitchen/Diner

3.81m x 2.44m (12' 6" x 8' 0")

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Integrated oven and electric hob with extractor hood over. Location of wall mounted combi boiler. Space for dining furniture. uPVC window and uPVC patio doors to the rear. Wood effect vinyl flooring, radiator, ceiling light and power. Open into family room.

Family Room

3.69m x 2.66m (12' 1" x 8' 9")

uPVC patio doors leading out to the rear. Velux window. Continuation of wood effect vinyl flooring, radiator, ceiling light and power.

FIRST FLOOR

Landing

Doors leading to both bedrooms and family bathroom. Location of loft access.

Bedroom One

3.83m x 2.59m (12' 7" x 8' 6")

uPVC window to the front of the property. Over stairs storage cupboard. Radiator, carpeted flooring, ceiling light and power.

Bedroom Two

2.83m x 2.51m (9' 3" x 8' 3")

uPVC window to the rear of the property. Radiator, carpeted flooring, ceiling light and power.

Bathroom

1.70m x 1.90m (5' 7" x 6' 3")

Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath with shower over and glass shower screen. Extractor fan, radiator and ceiling light.

EXTERNAL

Garden Room

3.67m x 2.65m (12' 0" x 8' 8")

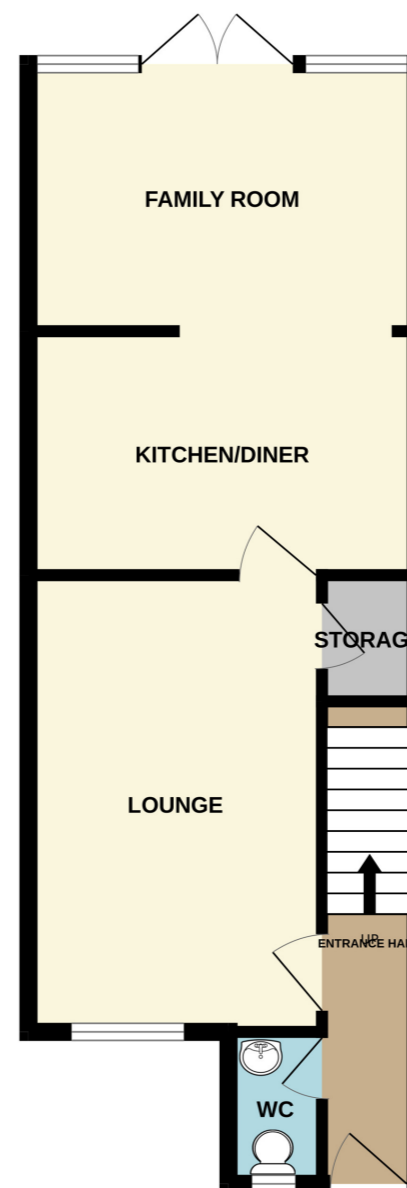
Fully insulated garden room with uPVC window and patio doors, currently used as a bedroom with electric heating, ceiling light and power.

Garden

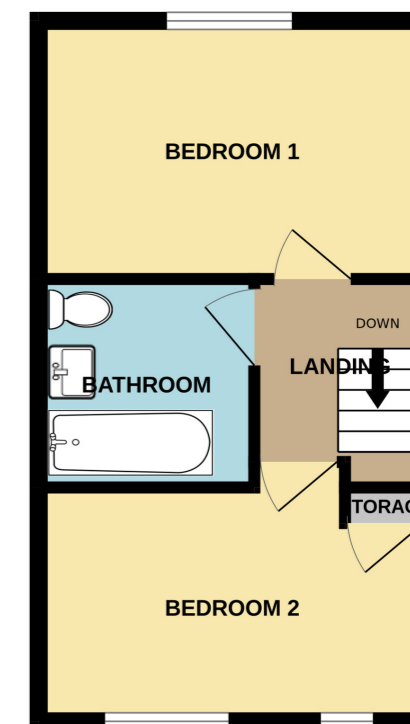
To the front of the property is a low maintenance garden. Gated side access to the rear. Electric hook up point.

To the rear of the property is a fully enclosed garden, housing a fully insulated garden room. Patio area with some ornamental planting. Gated access to the side of the property and parking area.

GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



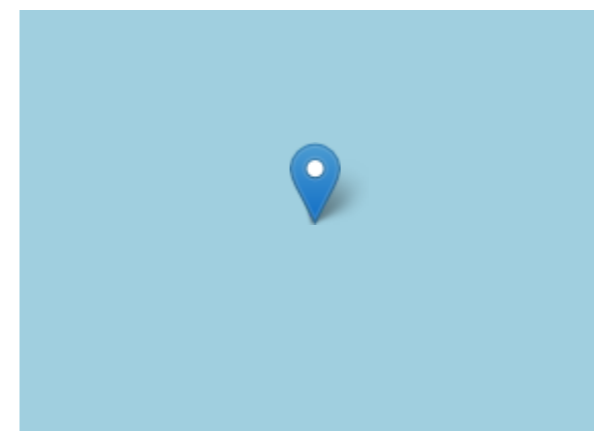
1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 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		96
(81-91)	B	82	
(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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