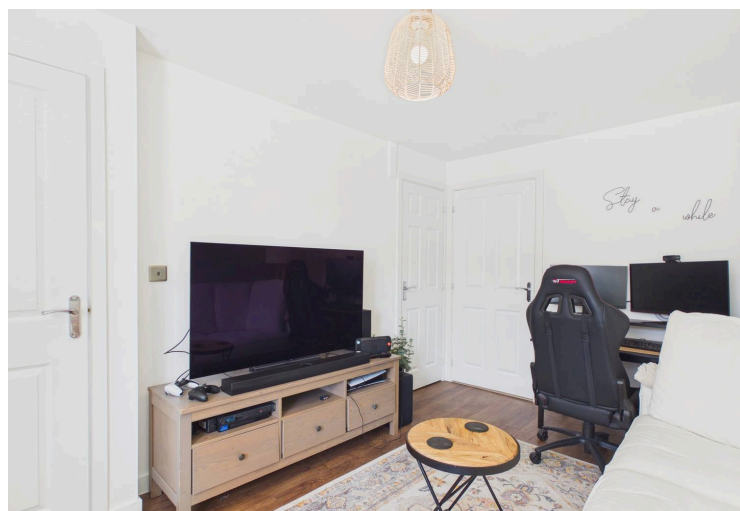
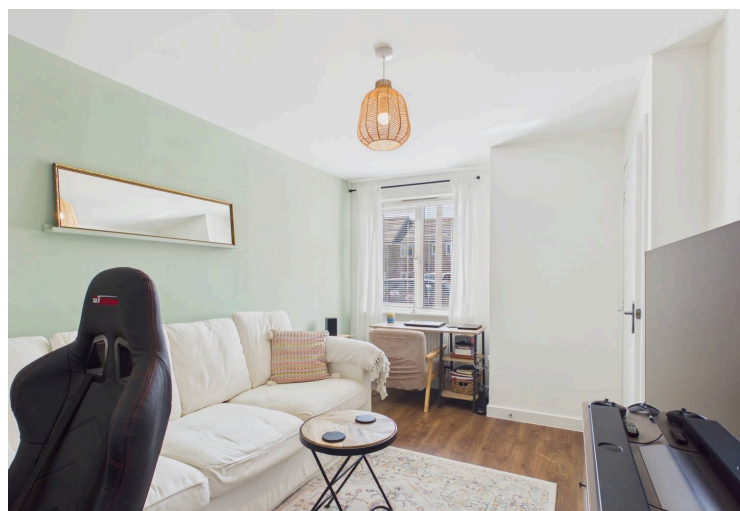




68 Plasnewydd Walk, Llantwit Major

£225,000 Freehold

NO FORWARD CHAIN. • END OF TERRACE PERSIMMON HOME. • TWO BEDROOMS. UPVC. GCH. • EPC 82B. PARKING FOR 1 CAR. • DOWNSTAIRS CLOAKROOM/WC • SHOW HOME STANDARD. • WALKING DISTANCE TO TOWN. • IDEAL FIRST TIME BUY





NO FORWARD CHAIN. Within close proximity to the centre of Llantwit Major, this stunning End Of Terrace House presents a modern haven for those seeking a stylish and comfortable home. The beautifully presented MODERN TWO BEDROOM PERSIMMON HOME boasts a show home standard of presentation throughout. The property is ideal for a first-time buyer, featuring convenient amenities such as a DOWNSTAIRS CLOAKROOM/WC. With an EPC rating of 82B, this home offers great energy efficiency. Conveniently situated for the local amenities, this is a ready to move into home. The ground floor is comprised of hallway, cloakroom, living Room with under stairs storage cupboard and kitchen/diner. The first floor has a landing, two double bedrooms and a bathroom. Through the French doors from the kitchen/diner, the beautifully landscaped garden is fully enclosed by wooden fencing with a side gate to the front for added privacy and security. A patio area adorned with slate chipping borders offers a perfect spot for al fresco dining. A stepping stone path leads you to a sunny seating area at the rear. An artificial grass lawn, meticulously maintained borders with plants and wooden edging, and a dedicated bin store add further appeal. The front of the property is equally inviting, with slate chippings and patio slab steps leading to the front door, continuing along the side access to the rear garden gate. Allocated parking space in the nearby car park. Viewing is highly recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





GROUND FLOOR

Hallway

9' 0" x 3' 0" (2.74m x 0.91m)

Upvc door to front. Laminate vinyl tiles in wood effect to floor. Stairs to first floor. Radiator. Door to cloakroom . Door to living room.

Lounge

15' 0" x 9' 0" (4.57m x 2.74m)

Upvc window to front. Continuation of flooring from hallway in wood effect LVT. Radiator. Under stairs storage cupboard. Door to hallway. Door to kitchen.

Wc

4' 11" x 2' 11" (1.50m x 0.89m)

Upvc window to front. Vinyl flooring in tile effect. Radiator. Low level WC. Wash hand basin with mixer tap and tiled splashback.

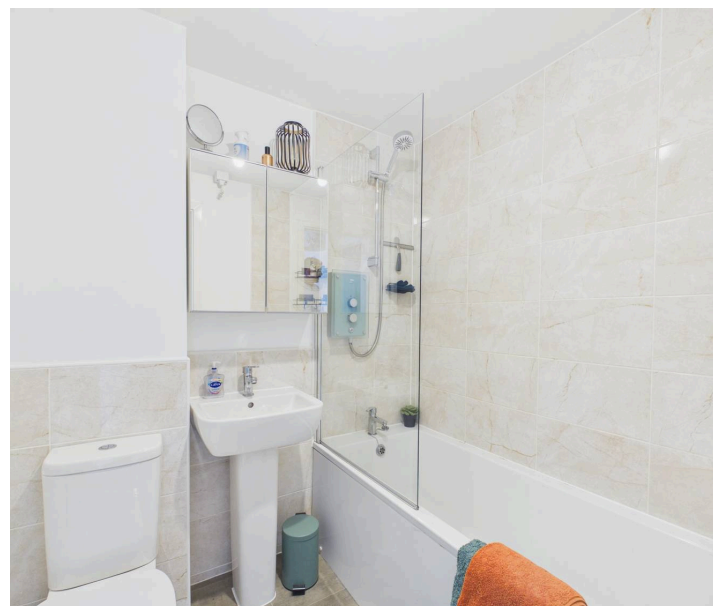
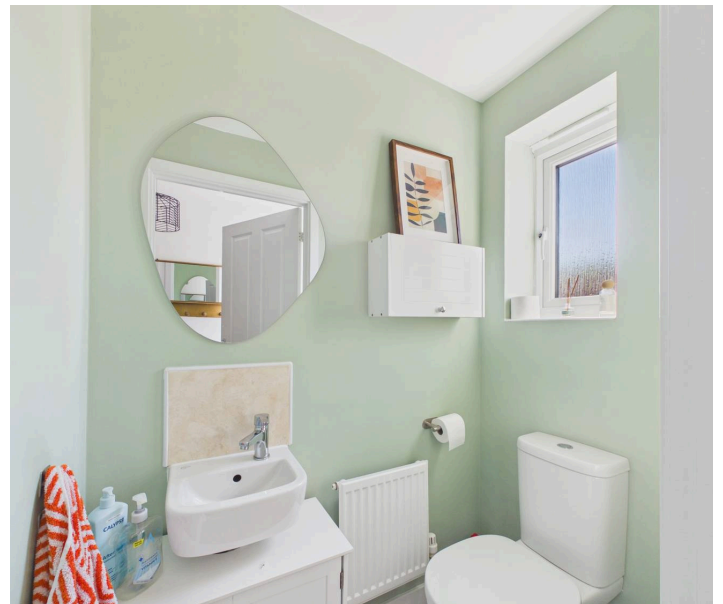
Kitchen Diner

12' 0" x 8' 0" (3.66m x 2.44m)

Fitted with a range of white gloss wall and base units with worktops. Stainless steel sink with left hand drainer. "Electrolux" oven. Electric hob. Extractor fan. Ceramic tiled flooring. Spaces for fridge freezer, washing machine and dishwasher. Upvc French doors to rear garden. Upvc window to rear.



6' 0" x 3' 0" (1.83m x 0.91m)





FIRST FLOOR

Landing

6' 0" x 3' 0" (1.83m x 0.91m)

Carpeted floor. Access to loft space. Doors to two bedrooms and bathroom. Stairs to ground floor.

Master Bedroom

12' 0" x 8' 0" (3.66m x 2.44m)

Carpeted flooring. Upvc window to rear. Radiator. Door to landing

Bedroom Two

12' 0" x 8' 0" (3.66m x 2.44m)

Carpeted floor. Two Upvc windows to front. Radiator. Over stairs storage cupboard. Door to landing

Bathroom

6' 0" x 5' 0" (1.83m x 1.52m)

Fitted with a three piece white suite comprised of low level WC, pedestal wash hand basin and bath with "Mira" electric shower over and screen. Tile effect vinyl flooring. Radiator. Part tiled marble effect walls. Door to landing

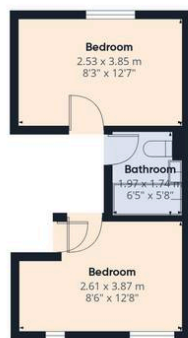
Service Charge

Please note there is a yearly management charge with this property of approximately £166 per annum (however this has not been charged since the development was built).





Ground Floor



First Floor



Approximate total area⁽¹⁾
52 m²
560 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



GARDEN

Accessed through French doors from the kitchen/diner, or via path to side and front. This attractive landscaped garden is fully enclosed by wooden fencing to three sides with side gate to front. Patio area with slate chipping borders directly to rear of kitchen/diner. Stepping stone path, bordered attractively by shingle, leads to a sunny seating area at the rear of the garden. Artificial grass lawn. Borders with plants and wooden edging. Bin store.



blackbear