



hrt
herbert r thomas
hrt.uk.com

84 Plasnewydd Walk
Llantwit Major
Vale of Glamorgan
CF61 2YZ

84 Plasnewydd Walk

Asking price **£449,995**

Step inside this spacious family home, where modern finishes, newly fitted flooring and bright, welcoming spaces come together to create a property ready to move straight into. From the spacious lounge and versatile office/playroom to four well-proportioned bedrooms and a private rear garden.

Beautifully presented four-bedroom detached family home

Newly fitted carpets and modern décor throughout

Spacious kitchen/dining area with French doors to the rear garden

Master bedroom complete with fitted wardrobes and ensuite

Additional ground floor office/playroom

South-easterly facing rear garden with decked area

Large driveway for multiple cars plus single garage

Turnkey condition in a desirable residential location





The ground floor has a bright **hallway** finished with wood effect flooring, creating a seamless flow.

To the front of the property sits a versatile **office/playroom**, complete with newly laid carpet, neutral walls, a white radiator, and a double-glazed UPVC window overlooking the front.

The main **lounge** is a generous, light-filled space, with a new grey carpet and a large double-glazed UPVC window with a radiator beneath, making it an inviting room for the family.

To the rear, the **kitchen/dining area** provides a practical hub of the home. It features contemporary white kitchen cupboards with chrome handles, a wood-effect roll-top work surface, a four-ring gas hob with extractor, and an Electrolux oven. There is also an integrated fridge freezer, space for a dishwasher, and a stainless-steel sink with mixer tap positioned beneath a window overlooking the garden. French patio doors open directly onto the rear garden, offering ideal indoor-to-outdoor flow.

A **utility room** sits conveniently off the kitchen, offering space for a washing machine and tumble dryer, with matching units and worktops, decorative splashback tiling, the Ideal Logic combination boiler, and a composite frosted back door.

A **downstairs WC** completes the ground floor, featuring wood effect flooring, a small hand basin with grey tiled splashback, a white radiator, a frosted UPVC window, and a push-button WC.

The first floor offers four well-designed bedrooms and a spacious **landing** area with a linen cupboard and loft access.

The **master bedroom** is a generous double overlooking the rear garden, finished with a newly fitted light carpet, softly painted walls, a white radiator, a triple fitted wardrobe, and a double-glazed UPVC window with fitted blind. It enjoys access to a private **ensuite**, complete with wood-effect cushion flooring, light grey tiled splashback, pedestal sink with mixer tap, radiator, low-level WC, frosted double-glazed UPVC window and a tiled single shower cubicle with both a handheld rinse and large overhead showerhead.

Bedroom Two is another double with the continuation of the newly fitted carpet and wall tones, a front-facing double-glazed UPVC window, fitted blind, and white radiator.

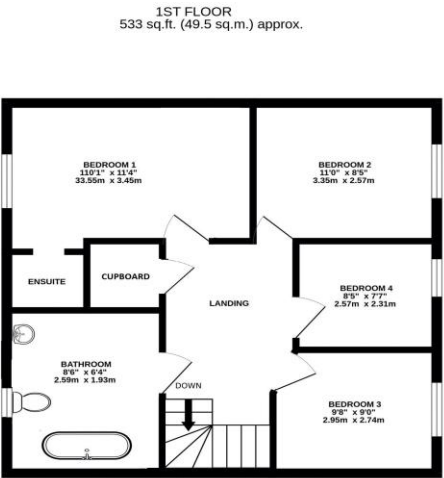
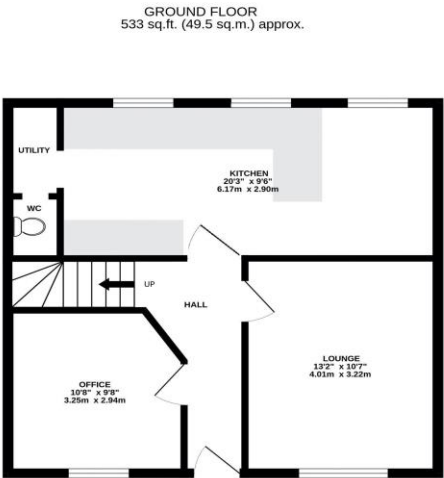
Bedroom Three is a stylish double featuring a feature wallpaper wall, matching carpet, painted walls, and a double-glazed window overlooking the front, again with a white radiator.

Bedroom Four is a well-proportioned single room, perfect as a child's bedroom, dressing room, or home office, with a continuation of the carpet and walls, front-facing UPVC window, and small radiator.

The **main bathroom** follows the theme of the ensuite, offering matching modern flooring, light tiling, a pedestal sink with mixer tap, a plastic-panelled bath with mixer tap and electric shower over, shower screen, low-level WC with push-button flush, white radiator, and a frosted UPVC window.

The rear **garden** is a great outdoor space for families. Mostly laid to lawn, it features a decking area positioned behind the garage. The garden benefits from a south-easterly aspect, ensuring sunshine throughout much of the day, and includes a side gate, outside tap, and external power point.

To the **front**, the property offers a lawned area and pathway leading to the front door, along with a generous driveway providing parking for two to three cars. A further grass verge runs alongside the driveway up to the boundary fencing. A single garage with an up-and-over door completes the external features, with a gate, providing access into the rear garden.



TOTAL FLOOR AREA : 1065 sq.ft. (99.0 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.
Made with Metropix 5.0.0.0





Directions

From Cowbridge town centre travel along Westgate taking the left hand turning onto the Llantwit Major Road. At Nash crossroads turn left and follow this road passing Llandow industrial estate on your right-hand side. At the roundabout take the second exit towards Llantwit Major town centre. At the next roundabout take the third exit into Plasnewydd, after a short distance take the first right onto heritage way and at the end take a right back onto Plasnewydd Walk where No. 84 will be on your right hand side.

What3Words: downturn.niece.viewers

Tenure

Freehold

Services

Mains water, gas, electric and drainage
Council Tax Band F
EPC Rating B

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

