



Ffordd Y Spitfire, offers over £325,000

- Chester House Type - 10 year NHBC warranty Council tax band E
- Garage and driveway parking for 2 cars with electrical charging point
- Beautifully landscaped south facing rear garden
- Peaceful family friendly neighbourhood
- Upgraded to include Quartz kitchen worktops, window shutters with inbuilt black out blinds
- Close to Heritage Coastline and Amenities as well as Llantwit Major and Cowbridge
- EPC Rating: B



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About the property

Immaculately presented detached family home with beautifully upgraded rear garden, separate living room and Kitchen / diner, driveway parking for two cars with electrical charging point, ensuite to master bedroom, family bathroom and a cloakroom. NHBC warranty.

Location

St Athan lies off the B4265 road and is located approximately 3.5 Miles from Cardiff airport and the village itself benefits from well-regarded schooling, a local village pub, two community centres and St Athan Golf Club. To the North is the historic Market town of Cowbridge offering a range of boutique style shops and cafes, whilst, to the East is Llantwit Major which offers Train line services.





Hallway

Entered via composite glazed front door, doors leading to cloakroom, living room, kitchen/dining room, storage cupboard, stairs leading to the first floor, radiator, vinyl flooring.

Cloakroom

UPVC double glazed window to side, pedestal wash hand basin, push button WC, radiator, vinyl flooring.

Living Room

16' 4" x 10' 9" (4.98m x 3.28m)
UPVC double glazed window to front with shutter blinds, radiators, vinyl flooring.

Kitchen / Dining Room

18' 1" x 13' 6" (5.51m x 4.11m)
Units to base and wall height, Quartz worktops inset with sink and drainer, Quartz upstands, gas hob with electric oven under and stainless steel extractor hood over, integrated fridge/ freezer and dishwasher, UPVC double glazed window overlooking the rear garden, cupboard housing boiler, space and plumbing for washing machine. Vinyl flooring.
Dining area with UPVC double glazed French doors leading to the rear garden, radiator, vinyl flooring.

Landing

Doors leading to four bedrooms and bathroom, radiator, cupboard housing shelving and space for a tumble dryer, access to loft space.

Bedroom One

13' 7" (Max) x 9' (4.14m (Max) x 2.74m)
UPVC double glazed window to front with shutter blinds and integrated black out blinds, door leading to en suite, carpeted.

En Suite

Shower cubicle with tiled surround, pedestal wash hand basin with mirrored cupboard above, WC, extractor fan, radiator, vinyl flooring.



Bedroom Two

9' 9" x 9' 2" (2.97m x 2.79m)
A further double bedroom with UPVC double glazed window to rear with shutter blinds and integrated black out blinds, radiator, carpeted.

Bedroom Three

8' 9" x 8' 2" (Max) (2.67m x 2.49m (Max))
Currently being used as a dressing room with UPVC double glazed window to front, shutter blinds with integrated black out blinds, radiator, carpeted.

Bedroom Four

UPVC double glazed window to rear with shutter blinds and integrated black out blinds, radiator, carpeted.

Bathroom

UPVC double glazed obscured window to side, bath with shower over and tiled surround, push button WC, pedestal wash hand basin, extractor fan, radiator, vinyl flooring.

Front Garden

Improved by the current owner with recently installed iron railings and pedestrian gate, laid to lawn with flower border, path leading to front door. Driveway to the side of the property for several vehicles and electrical charging unit. access to the garage.

Garage

Access to garage via up and over door, lighting and electrical sockets.

Rear Garden

Beautifully landscaped south facing rear garden with patio and faux lawn areas, pergola, raised flower beds, cold water tap, gate to the side of the property.

Floorplan



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