



## Ffordd Y Spiffire, St Athan

**£340,000**

- Chester House Type - 10 year NHBC warranty
- 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



 4  2  2



## About the property

Immaculately presented and upgraded detached home situated on the sought after Parc Fferm Wen development, within the popular location of St Athan presents an exciting opportunity for first-time buyers and families alike. The property boasts a spacious lounge and four bedrooms with an ensuite to the master. It also conveniently features a ground floor toilet, adding to the overall practicality of the house. One of the standout features of this property is its open-plan kitchen and dining room with French doors leading to the rear garden, the perfect space for entertaining or enjoying a family meal. Further adding to the appeal of this property is its beautiful garden. This outdoor space features a pergola area, offering a shaded spot for some relaxation or outdoor dining during the warmer months. The property also benefits from three parking spaces, removing any worries about finding a spot for your vehicle. Located close to the Heritage coastline and the village of St Athan, everything you need is within easy reach. Whether you're popping out for groceries, heading to the beach, or meeting friends for coffee, you'll appreciate the convenience this location offers. All in all, this property offers a modern, convenient lifestyle, perfect for those stepping onto the property ladder or for families looking for their next home.





## Accommodation

### 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.

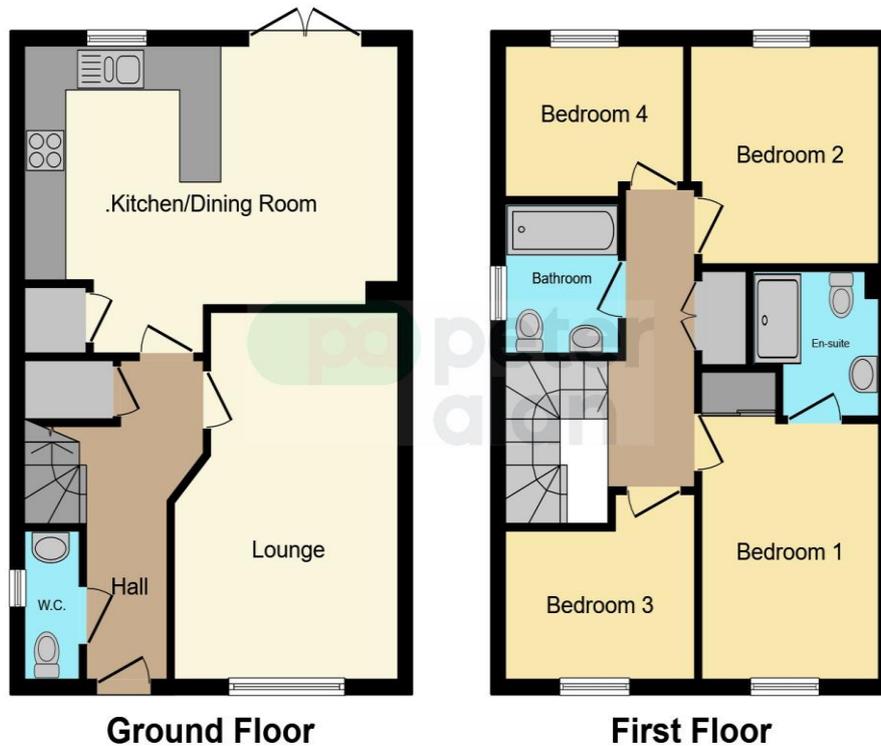
### Garage

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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