



17 Rhodfa'r Hurricane

St Athan, St Athan, CF62 4HP

Price £469,995

HARRIS & BIRT



Harris and Birt are pleased to offer to market this exciting opportunity to purchase this executive four bed detached property. Situated in the new Barrett/David Wilson development in St Athan this property benefits from being central to many local amenities. The property is located only a short distance from the market town Cowbridge and the popular coastal town of Llantwit Major.

The accommodation briefly comprises: kitchen / dinner, living room, study, utility and w/c to the ground floor. First floor offers a spacious master bedroom with master ensuite, three further bedrooms and a family bathroom. There is a private enclosed garden to the rear and off road driveway parking with garage to the side of the property. Further benefits include 8 years left on NHBC warranty.

The property is within easy walking distance to a range of village facilities including a Co-Op supermarket and other shops including post office, chemist etc. Also two doctors surgeries, St. Athan Church, library, St. Athan Golf Club, two pubs, well regarded primary school and close by petrol station. St. Athan is now home to Aston Martin for building their electric cars. The market town of Cowbridge is just a few miles to the north whilst easy access to the B4265 coast road brings other major centres including the capital city of Cardiff, Barry, Bridgend etc., all within easy commuting distance. Cardiff Wales Airport is within easy driving distance and there is access to the coast railway at Rhoose and Llantwit Major which links to mainline railway stations at Barry, Cardiff and Bridgend.



Accommodation

Ground Floor

Entrance Hall 5 x 17'11 (1.52m x 5.46m)

Entered via UPVC front door with inset frosted glass panel. Fitted entry matt. Porcelain tiled flooring. Skimmed walls and ceiling with ceiling spotlights. Leads to study, living room, w/c, Kitchen / dinner. Staircase to first floor.

Living Room 12'7 x 18'4 (3.84m x 5.59m)

Herringbone wood affect Amtico LVT flooring. Skimmed walls and ceiling. Pendant ceiling lighting. UPVC bay window to the front of the property over looking agricultural field.

Office 8'0 x 9'10 (2.44m x 3.00m)

Tiled flooring. Skimmed walls and ceiling. Pendant ceiling lighting. UPVC window to the front of the property.

Kitchen / Dining Room 20'8 x 15'7 (6.30m x 4.75m)

Porcelain tiled flooring, Skimmed walls and ceiling. Mixture of spotlights and pendant ceiling lighting. The Sigma Three kitchen is made up of a mixture of wall and base units. Integrated features include built in fridge, freezer, dishwasher and AEG double oven. Wood affect laminate work surfaces with 1.5 stainless steel sink and drainer unit. The property also benefits from having both a five ring gas hob with stainless steel splashback and induction hob in the kitchen island. The kitchen island offers a mixture of draw and cupboard units. UPVC windows overlooking rear garden. UPVC French doors lead out to rear garden with full length UPVC windows to sides.

Utility 5'4 x 8'7 (1.63m x 2.62m)

Porcelain tiled flooring. Skimmed walls and ceiling. Pendant ceiling lighting. Wood affect laminate worktop with inset

stainless steel sink. Cupboard base units and space for washing machine and dryer beneath. Boiler. UPVC door with inset glass panel leading to the rear of the property.

First Floor

Landing 13'9 x 10'11 (4.19m x 3.33m)

Carpeted stairs leading from ground floor. Grey wood affect Amtico LVT flooring. Skimmed walls an ceiling. Pendant ceiling lighting. Leads to all first floor rooms. Loft hatch. UPVC window to the side of the property.

Master bedroom One 12'2 x 13'3 (3.71m x 4.04m)

Grey wood affect Amtico LVT flooring. Skimmed walls and ceiling. Pendant ceiling lighting. UPVC window to the front of the property over looking agricultural field. Two sets of built in wardrobes offering more than ample storage.

Master Ensuite 4'4 x 7'2 (1.32m x 2.18m)

Grey wood affect Amtico LVT flooring. Skimmed walls with tile splashbacks. Obscure glazed window to side. Ceiling spotlighting. Three piece suite in white to include pedestal wash handbasin, low level w/c and shower with sliding glass door. Heated towel rail. Extractor fan.

Bedroom Two 12'2 x 14'11 (3.71m x 4.55m)

Grey wood affect Amtico LVT flooring. Skimmed walls and ceiling. Pendant ceiling lighting. Pair of UPVC windows to the rear of the property over looking garden.

Bedroom Three 13'9 x 10'4 (4.19m x 3.15m)

Hard wood engineered oak flooring. Skimmed walls and ceiling. Pendant ceiling lighting. Two windows overlooking agricultural field to the front.

Bedroom Four 10'1 x 10'7 (3.07m x 3.23m)

Hard wood engineered oak flooring Skimmed walls and ceiling, pendant ceiling lighting. Window overlooking rear garden.

Family Bathroom 7'4 x 9'2 (2.24m x 2.79m)

Amtico tiled flooring. Skimmed walls and ceiling with tiled splashbacks. Ceiling spotlighting. Four piece suite in white comprising of pedestal wash hand basin, low level w/c, walk in shower with glass door and panelled bath. Heated towel rail. Extractor fan.

Garage 22'2 x 10'7 (6.76m x 3.23m)

Concrete block construction single garage. Up and over manual garage door. Benefits from electric and lighting.

Outside

Gardens and Grounds

Garden laid primarily to lawn. Patioed area leading out from the kitchen French doors. The garden boundary is feather edged boarded with pedestrian side access to parking. There is space for two/three cars as wel as the parking space in the garage.

Services

The property is serviced by mains gas, electricity water and drainage. The property benefits from a CCTV network which will be included in the sale of the property. This includes four cameras.

Directions

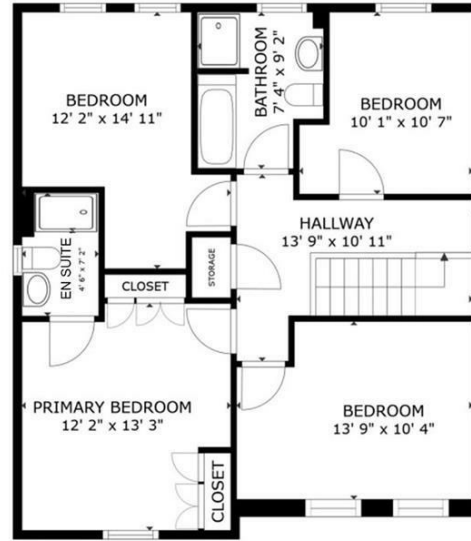
From our offices at 65 High Street, Cowbridge travel into Eastgate and at the traffic lights turn right onto the St Athan Road. Pass through the village of St Mary Church and into St Athan. At the roundabout at the end of St Athan road take the first exit in to the David Wilson Estate. In a short distance take the left turning onto Rhondfar Hurricane. in 150 yards there is a turning left onto a side road which number 17 is located.



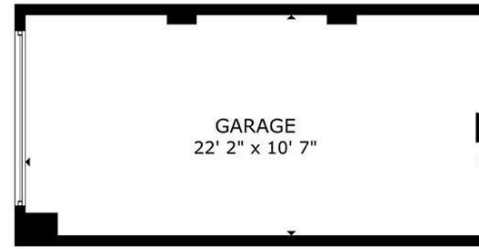




FLOOR 1

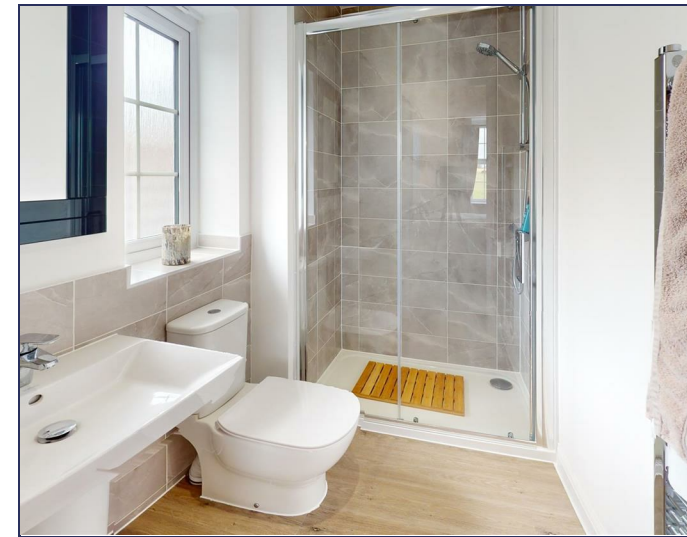


FLOOR 2



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR 1 817 sq.ft. FLOOR 2 768 sq.ft.
 TOTAL : 1,585 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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