

# hrt

herbert r thomas

14 Orchard Walk  
St. Athan, The Vale Of  
Glamorgan, CF62 4NW

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## 14 Orchard Walk

Asking price **£259,999**

A modern three bedroom semi detached family home, situated in an enviable position, enjoying open views to front over Parkland and enclosed south facing garden.

Modern Barrett homes built semi-detached house

Three bedrooms, Bedroom one with en-suite shower room

Lounge plus kitchen/dining room and ground floor cloakroom

Enclosed south facing rear garden

Off-road parking plus garage

Views to front over Parkland

Situated within walking distance to village primary school and Shopping facilities

Viewings highly recommended



A modern three bedroom semi detached family home, situated in an enviable position, enjoying open views to front over Parkland and enclosed south facing garden.

The accommodation comprises: An ENTRANCE HALL, with stairs to the first floor. Door into ground floor CLOAKROOM, housing a white two piece suite. The LOUNGE, (16'2"×8'1" widening to 11'10") is dual aspect with window to front, enjoying views of the park, and a further window to side overlooking the driveway. The KITCHEN/DINING ROOM, (10'5"×15') is located at the rear of the house and has a window plus French doors, enjoying views and giving access into the rear garden. The kitchen offers a fitted range of cream 'Shaker style' base, larder and wall mounted

units with wood effect work surfaces, integrated oven with gas hob and cooker hood over, fridge/freezer, dishwasher and washer/dryer. Door into under STORAGE SPACE. Vinyl wood effect flooring.

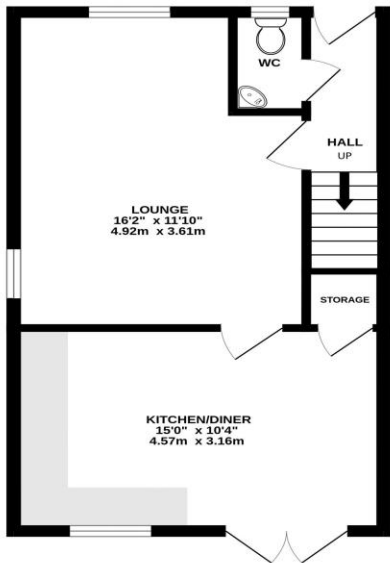
The first floor LANDING with built-in linen cupboard, plus loft inspection point, gives access to the bedroom accommodation. BEDROOM ONE, (11'8" widening to 13'9"×8'5" ) is located at the front of the house and benefits from an EN-SUITE SHOWER ROOM, which includes a fully tiled, double shower cubicle with an electric shower fitted. BEDROOM TWO, (10'2"×8'6") is located at the rear of the house enjoying views over the garden. BEDROOM THREE, (8'10"×6'4") is a single bedroom currently used as a dressing room and is located at

the front of the house. The FAMILY BATHROOM, (6'4"×5'7") has a white three-piece suite comprising a panel bath low-level WC and a pedestal wash hand basin.

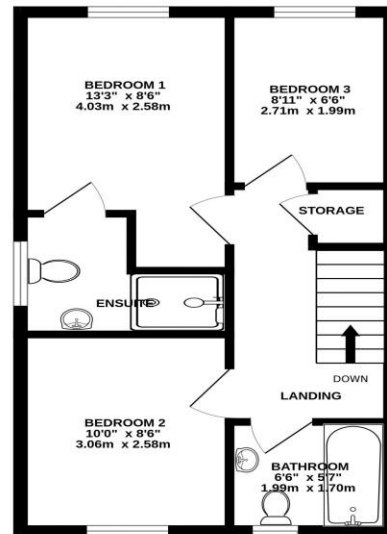
Outside to the front of the property is an open plan forecourt garden, off-road parking on the side driveway for two vehicles ahead of the GARAGE, (19'8"×10'2") which has a single up and over door from the driveway. It benefits from power and lighting and has storage space within the open roof trusses.

The enclosed rear garden has an extended paved patio with steps leading up to a lawn. The garden is bordered by overlap wood fencing. It is south facing and enjoys the Sun throughout the day.

GROUND FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.9 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.







### Directions

From Cowbridge travel south along the St Athan Road. Continue on this country Lane into St. Athan Village. Pass the RAF base on your right hand side, Continue down the hill and up again, heading towards The village centre. Turn right into St John's View. Turn right again, then left and follow this road around the park where No. 14 Orchard Walk will be found straight ahead indicated by our for sale board

### Tenure

Freehold

### Services

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

Viewing strictly by appointment through  
Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

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**hrt** Est. 1926



### Energy rating and score

This property's energy rating is B. It has the potential to be A.

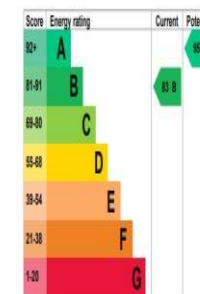
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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.