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Beggars Roost St.  
Johns Hill  
St. Athan,  
The Vale Of Glamorgan,  
CF62 4PA

# Beggars Roost

## Offers in Excess of £500,000

A very stylish, fully renovated, substantial detached dormer bungalow with an abundance of versatile accommodation, sat in a generous fully landscaped plot with extensive parking, undercroft garage, workshop and ancillary store. Located in the historic and well regarded part of St Athan with all local amenities easily reached.

This dormer bungalow has been significantly re-modelled and enhanced in recent years to an exceptional finish.

The accommodation comprises four bedrooms (one currently a home office/study), front sitting room, open plan sociable kitchen/living/dining space with direct access outside, en-suite tiled shower room and family bathroom with utility cupboard just off.

Sat in a well- balanced plot offering extensive driveway parking with a mix of established and newly planted gardens to the front, side and rear.

Favourably located within the historic part of St Athan with all local amenities close-by.





This beautifully presented, fully renovated dormer bungalow is accessed via a part-glazed front door, opening to a great size KITCHEN/ LIVING/ DINING space, perfect for entertaining, with wood effect herringbone style floor throughout extending through a set of double doors into the front RECEPTION ROOM. This zoned open plan space has a statement pendant light over the dining area, a quarter turn stairs rising to the first floor with useful double storage cupboard under and dog nook to side. This space leads to the SITTING AREA with ceiling light over. The modern, Shaker style, high-quality KITCHEN has a functional peninsula with triple pendant light over and includes a high-level oven and grill, full length fridge and freezer and dishwasher. Double doors open to the front SITTING ROOM which has been stylishly decorated, has a wall mounted (electric) fireplace flanked by custom-built cabinetry and a large window takes in beautiful views of the established front garden.

A good size rear FOURTH BEDROOM/ HOME OFFICE with feature wall mounted lighting and decorative panelling enjoys double French doors to the recently paved, elevated Veranda with pleasant garden views. To the front of the property lies BEDROOM THREE, a sizeable room enjoying views of the front garden, with panelling to walls and a bank of integrated wardrobes. A door opens to a very stylish, tiled WET ROOM with a walk-in double shower and wall mounted sink to side. A separate toilet benefits from two frosted windows letting in an abundance of natural light. Stairs rise from the dining area to the first floor LANDING with a large eaves storage area. BEDROOM ONE, is to the front of the property and is a generous double bedroom with a panelled feature wall, built-in wardrobe and access to a large eaves cupboard.

BEDROOM TWO has been beautifully decorated with a large window to the side and built-in open wardrobes with shelving and drawers. The well-appointed FAMILY BATHROOM comprises a panel bath, corner shower enclosure (electric), wash basin and WC with frosted window to the side. A useful utility cupboard houses the plumbed washing machine and tumble dryer with a storage shelf above and sensor light fitted.

To the front of the property lies a gated, concrete driveway that can accommodate multiple vehicles with established beds and borders leading to the front door. To the side is an additional gated gravel driveway for two vehicles which continues to the side garden and gives access to the undercroft

garage and workshop. The undercroft GARAGE has a manual up over door with a run of wall mounted storage cabinets, power and lighting. A wide opening extends to the rear WORKSHOP, with an 'L' shaped configuration of base units with countertop over. Additional storage comprises multiple undercroft stores. The rear garden has been significantly improved and extensively landscaped with a sizable lawned area, a large paved seating area with steps to the lower garden with railway sleeper bed planters. An elevated, paved veranda enjoys views over the garden with decorative panelling creating an ideal, secluded seating area.





### Directions

From our Cowbridge office, travel in an eastly direction along the High Street and Eastgate turning right at the traffic lights along to the St Athan Road. Continue along this road through The Herberts, St Mary Church and New Barn Holdings and into the village of St Athan. Proceed through the village passing the RAF base on the right hand side and golf course on the left hand side. Just as the road starts to decline take the left hand turning passing St Davids Crescent on the right hand side where 'Beggars Roost' will be the first property on your left.

### Tenure

Freehold

### Services

Mains water, drainage, gas and electricity  
Council Tax Band E  
EPC Rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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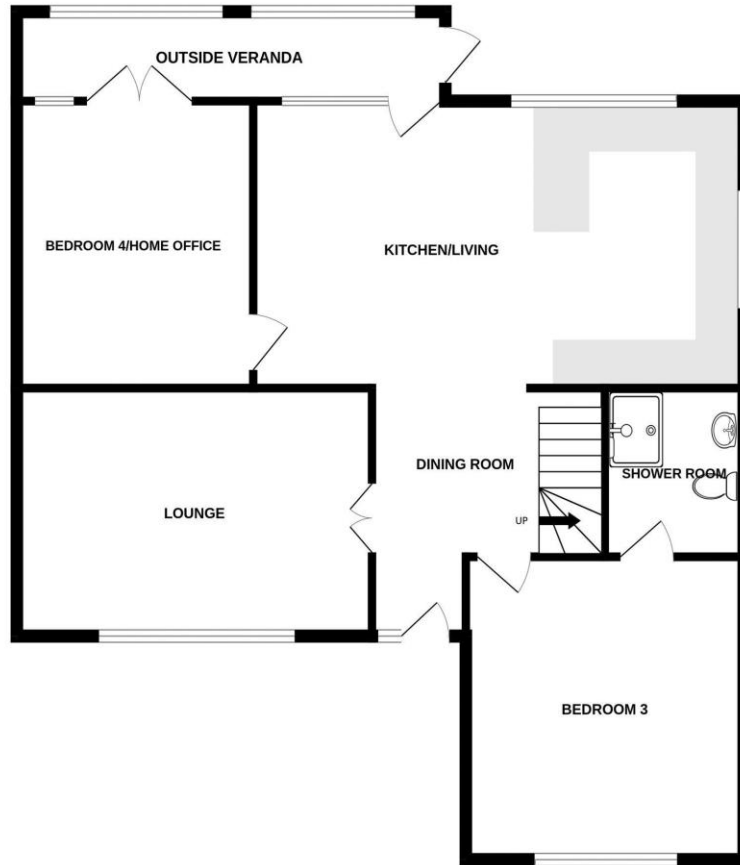
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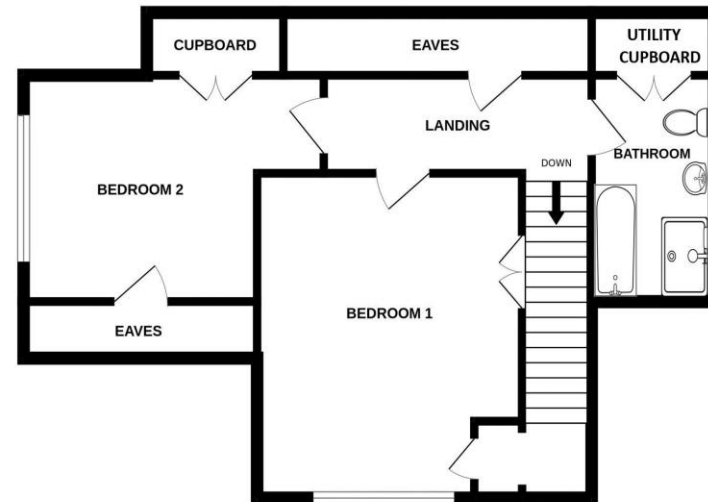
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GROUND FLOOR



1ST FLOOR



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.  
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