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24b Cedar Road
St. Athan, The Vale Of
Glamorgan, CF62 4JT

24b Cedar Road

Asking price **£475,000**

An individually designed, newly built detached four double bedroom home with great "green" credentials, finished to an impressively high standard throughout.

Very high quality, individually built home finished to an exceptional standard.

Well-proportioned accommodation throughout

Entrance hall, front sitting room, rear kitchen/breakfast/diner, WC, 4 double bedrooms and 3 bathrooms (1 en-suite)

Sizeable front driveway providing parking for multiple vehicles

Landscaped rear garden

Private setting near the head of a residential cul-de-sac with open countryside to the front

Well-connected to the amenities of St Athan, Llantwit Major and Cowbridge

Energy efficient with a high EPC rating and ground source heat pump heating





Wooden canopied entrance with decorative glazed front door opening to ENTRANCE HALL with wood grain effect flooring extending through the ground floor, carpeted half turn stairs rising to the first floor with understairs store and an additional cupboard housing the fuse board. WC is fitted with a low-level WC, frosted window over and hand basin with vanity storage under. A sizable LIVING ROOM with large window is situated to the front of the property, taking in countryside views beyond.

To the rear lies the bright and spacious KITCHEN/BREAKFAST/DINER, fitted with a sleek, modern, handleless kitchen topped with quartz countertops with an inset sink and appliances to remain and includes a full height fridge/freezer, 'Bosch' oven and grill, induction hob and dishwasher. A feature island provides additional storage with quartz

countertop and breakfast bar opposite. A trio pendant light above provides a striking focal point whilst multiple LED spotlights add more lighting throughout the space, sliding doors to rear garden.

The first floor LANDING has a sizable frosted window over the stairwell and leads to three double bedrooms, one with en-suite and a well appointed family shower room. BEDROOM ONE is frontward facing taking in elevated views over the local countryside with an EN-SUITE SHOWER ROOM, stylishly finished with a fully tiled double shower enclosure, sink and matching WC with frosted window over. BEDROOM TWO and BEDROOM THREE are generous double bedrooms and lie to the rear of the property - both are neutrally decorated with fitted carpets and views to the back garden.

Quarter turn carpeted stairs from the first floor landing ascend to the SECOND FLOOR with Velux roof light. The well-balanced accommodation continues with an additional DOUBLE BEDROOM (4) with pitched ceiling, Velux roof lights to each side and a walk-in DRESSING ROOM just off. FAMILY BATHROOM with tiled floor, corner shower enclosure, free-standing pebble bath with floor mounted taps, an integrated WC and sink within vanity unit, a porthole window enjoys far ranging scenic rural views.

The top floor accommodation would lend itself to an impressive principal floor or guest suite.

A generous frontage will provide a sizeable tarmac driveway with defined boundaries and side access leading to the rear garden that will have a laid grass lawn, fenced boundaries and a decked area extending from the kitchen, effortlessly linking inside and out.



GROUND FLOOR
SCALE 1:100

FIRST FLOOR
SCALE 1:100

SECOND FLOOR
SCALE 1:100

ROOF PLAN
SCALE 1:100

FLOOR PLANS FOR HOUSE ON PLOT B
HOUSE ON PLOT A IS OPPOSITE HAND

| | | |
|---|--------------------|----------|
| PROPOSED FLOOR PLANS <small>Proposed 2 No. 4 Bedroom Detached Dwelling Houses</small> | | |
| ORG | DATE | BY |
| ORG | 14.03.23 | ORG |
| REV NO. | DESCRIPTION | DATE |
| 1 | ISSUED FOR PERMITS | 14.03.23 |
| <small>Client: Mr & Mrs D Brown</small> <small>Project: Proposed 2 No. 4 Bedroom Detached Dwelling Houses</small> <small>Scale: 1:100 @ A1</small> <small>Drawn: TF</small> <small>Checked: TF</small> <small>Date: 14.03.23</small> <small>Project No: DENS-PP-02</small> <small>Org: ORG</small> | | |





Directions

From our Cowbridge Offices travel in an easterly direction up The High Street to the traffic lights turning right onto the St Athan Road. Follow this road and on approaching the village take the very first turning right and then right again onto Pinewood Square, approaching the roundabout, take the second exit then turn right onto Sycamore Avenue and left onto Cedar Road. Go to the end of Cedar Road where the plot lies on your left hand side, as indicated by our 'For Sale' board. What3Words: Immunity.Flitting.Archive

Tenure

Freehold

Services

Mains water, drainage, electricity and air source heat pump
Council Tax Band
EPC Rating B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 82 B | 89 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Viewing strictly by appointment through Herbert R Thomas

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59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926 **RICS**

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