





# Atlantic House

£875,000

A substantial modern, three reception room, five double bedroom detached property, situated in the heart of St. Donats village. Within walking distance to Atlantic College and the Heritage Coastline.

Large five double bedroom detached family home.

Well presented living and bedroom accommodation measuring approximately 3500 ft.<sup>2</sup>

Flexible accommodation, suitable for a large or extended family.

Lounge, sitting room, dining room/study, kitchen/breakfast room.

Five double bedrooms, two with en-suite bathrooms.

South facing rear garden

Lawns to rear and side

Ample off-road parking and integral double garage

Vacant possession and no ongoing chain.









This large executive detached, five double bedroom family home has been owned by the vendors since its construction in 1996. The property offers spacious living and bedroom accommodation which is suitable for a large or extended family. It is situated in a small cul-de-sac in the centre of St. Donats village, which lies approximately 2 miles West of Llanwit Major, close to the Heritage coastline.

The accommodation briefly comprises: glazed entrance porch, leading into the large entrance HALLWAY (18'5" x 8'2" plus 4'9" x 13'3"). The hallway has exposed, stripped wood flooring which continues throughout the ground floor living accommodation. Double doors from the hallway lead into the three reception rooms. The LOUNGE (24'9" x 13') is triple aspect and includes glazed French doors, flanked by windows leading out into the rear garden. A brick-built fireplace, houses an open fire. The SITTING ROOM (18'11" x 13') also dual aspect has French doors, flanked by windows leading out to the large flagstone laid patio.

The DINING ROOM/ STUDY (13'3" x 13') has a window front and is adjacent to the KITCHEN/ BREAKFAST ROOM (23'6" x 10'7") with windows to front and rear. The bespoke brick-built kitchen has light oak doors and timber work surfaces. Integrated double oven with hob and hood over and freestanding fridge/freezer. Off the kitchen is a REAR HALL/ UTILITY ROOM (8'7" x 8'1") with access into the rear garden plus space and plumbing for white goods with additional storage cupboards. Beyond the utility room is the integral double GARAGE (18'1" x widening to 26'7" x 18'4") with two roller shutter doors from the driveway plus window and pedestrian door to side and further window to rear. The garage houses the oil fired central heating boiler and benefits from power

and lighting. Finally, off the entrance hall is a ground floor CLOAKROOM and cloaks storage cupboard.

The extended first floor landing with window to front has a built-in airing cupboard plus loft inspection point. The property has five large double bedrooms. BEDROOM ONE (17'6" x widening to 26'7" x 18'4") and BEDROOM TWO (15' x 13' max) are both dual aspect, and both benefit from EN-SUITE BATHROOMS (1)(10'2" x 7'5"), (2)(6'11" x 6'1" widening to 9'10" max) . Bedroom one also has a DRESSING ROOM (7'9" x 13' max). BEDROOM THREE (16'11" x 12') and BEDROOM FIVE (13' x 10'10") are located at the front of the property with views into the cul-de-sac. BEDROOM FOUR (13'1" x 12'6") is located

at the rear of and enjoys views over the gardens. The FAMILY BATHROOM (9'2" x 7'9") has a white five piece suite which includes a panel bath plus a separate shower cubicle and is flooded with light from a skylight.

Outside to the front of the property is an ornate gravel driveway which offers parking space for several vehicles ahead of the double garage. A flagstone pathway leads to the front door. A lawned garden wraps around the side and rear of the property. The garden is boarded by stonewalling and mature hedgerow.







## Directions

From Cowbridge, travel South following signs for Llanwtit Major. Pass Llandow Industrial Estate on your right hand side. Take the second right hand turning. Follow this country lane to a staggered crossroads. Proceeded over this junction, signposted Atlantic College. At the next junction turn left towards St. Donats. As you enter the village, the road bears left, and Atlantic House will be found immediately on the right hand side.

## Tenure

Freehold

## Services

Mains water, electric, septic tank drainage and oil central heating

Council Tax Band I

EPC Rating

Viewing strictly by appointment through  
Herbert R Thomas

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

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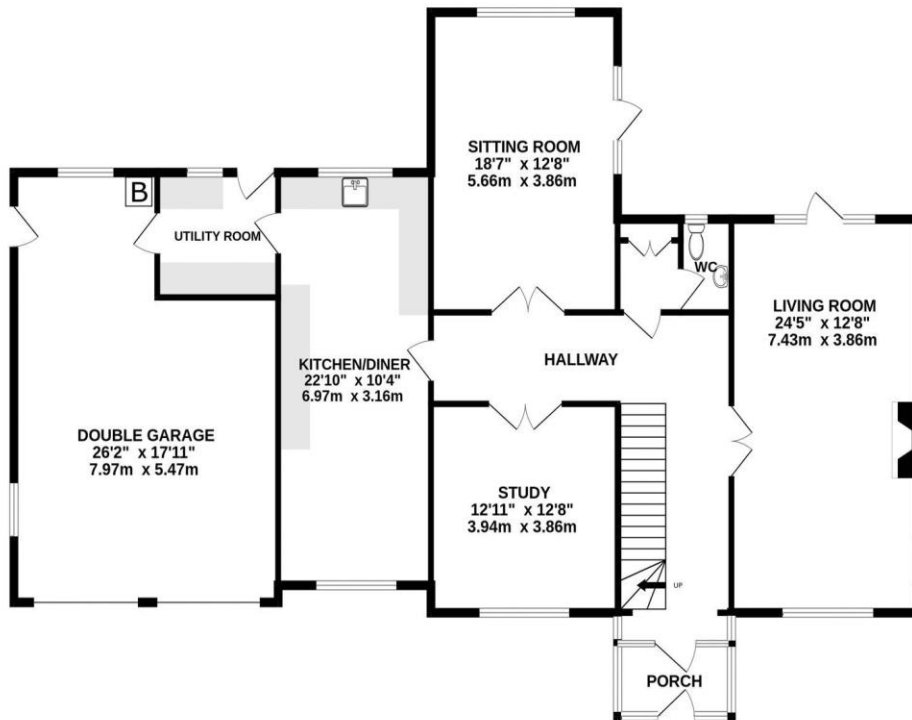
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 71 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 49 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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.

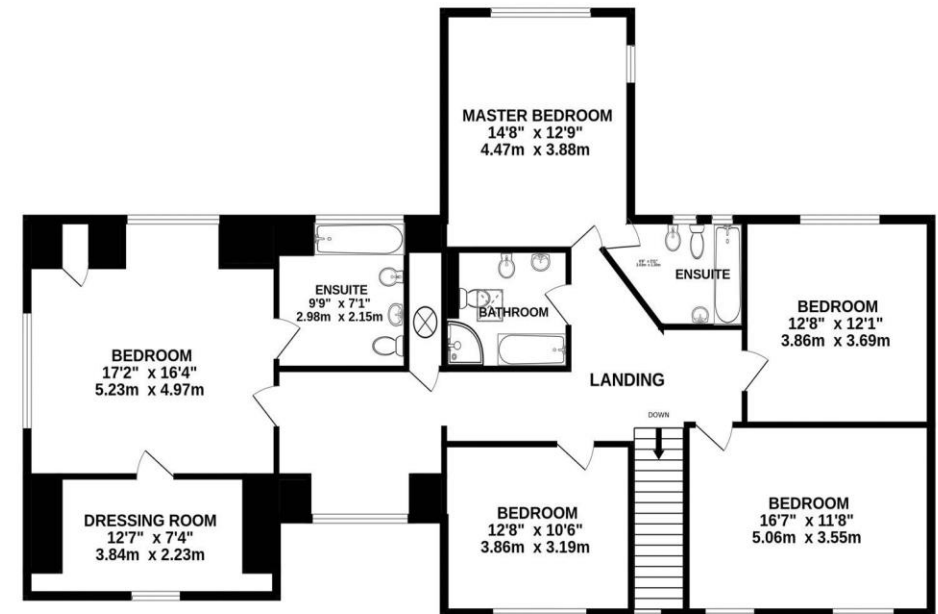




GROUND FLOOR  
1753 sq.ft. (162.8 sq.m.) approx.



1ST FLOOR  
1508 sq.ft. (140.1 sq.m.) approx.



TOTAL FLOOR AREA : 3261 sq.ft. (302.9 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.

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