



# hrt

herbert r thomas

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

12 Ffordd Y Spitfire

St Athan

The Vale of Glamorgan

CF62 4HL



## 12 Ffordd Spitfire

Offers Over £399,999

A newly built, immaculately presented, 4 bedroom detached house overlooking the community Green with landscaped gardens to front and rear, double driveway and garage.

Stylishly designed with many enhancements

Accommodation comprises entrance hall with WC off, sitting room, kitchen/dining room with utility off, 4 bedrooms, en-suite and separate family bathroom

Pretty landscaped frontage and easy to maintain enclosed rear garden

Double driveway to the side leading to a single garage

Open views to the community green, a site of archaeological importance

Local village amenities easily reached with both Llantwit Major and Cowbridge close-by









A canopied entrance leads into the tiled central HALLWAY with stairs rising to the first floor. The WC has stylish subway style tiling to dado height with a modern sink and WC fitted. To the left of the hall lies the dual aspect, main SITTING ROOM with timber effect flooring, modern floating fireplace (app controlled) and media wall over, flanked by windows taking in open views to the community Green. The accommodation continues opposite where the open plan KITCHEN/ DINING ROOM lies, with a practical plumbed utility just off. Upgraded tiled flooring compliments the space well, with a dining space with a large glazed box bay window and French doors opening out to the rear garden. The fitted kitchen has a run of wall and base mounted cabinets configured in a 'U' shape, with laminate countertops and breakfast peninsula with a trio pendant light over. Appliances to remain include an oven, hob, integrated dishwasher and freestanding American style fridge/freezer. Door from the kitchen opens to the UTILITY ROOM with matching units and countertops as the kitchen and washer and dryer to remain. Access to the combination boiler and a part glazed side door to outside. Further understairs storage with open shelving.

Upstairs, off a spacious landing lies four bedrooms, three of which are currently used as bedrooms. Bedroom four is currently a home office/ guest bedroom. In addition, an en-suite shower room compliments bedroom one and a separate family bathroom services the three further bedrooms. BEDROOM ONE is a double in size with elevated

views over the Green with archaeological feature, with integrated wardrobe, dresser and space for a concealed TV. The EN-SUITE is a modern suite offering a pedestal basin, matching WC with frosted window over and a fully tiled, mains fed shower enclosure. BEDROOM TWO and BEDROOM THREE are also doubles in size, with fitted carpets. Bedroom two overlooking the front and bedroom three taking in rear garden views. BEDROOM FOUR/HOME OFFICE is a compact double enjoying a dual aspect to the side and front, with fitted carpet and ceiling light. Finally, the FAMILY BATHROOM has stylish subway tiling with a modern 3 piece suite including a WC, hand

basin and panelled bath with shower over, natural light from a frosted window brightens the room.

To the front, a well-kept gravelled forecourt with central path and shaped box hedge boundary line give a great sense of arrival. To the side lies a tandem double driveway leading to the single garage with manual 'up and over' door, power and lighting present. The rear garden is fully enclosed with low maintenance in mind. A large, paved patio runs onto an artificial lawn, neatly edged by railway sleepers finished with gravel. A partly screened, side paved area, accessible from the utility provides more storage, ideal for a busy family home.





## 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 entering St Athan take the first left at the roundabout into Ffordd Y Spitfire. Turn first left and just before the next turning, No.12 will be on your right hand side.

## Tenure

Freehold

## Services

Mains water, drainage, gas and electricity

Council Tax Band F

EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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

**hrt**  
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,  
01446 772911  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**hrt** Est. 1926



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

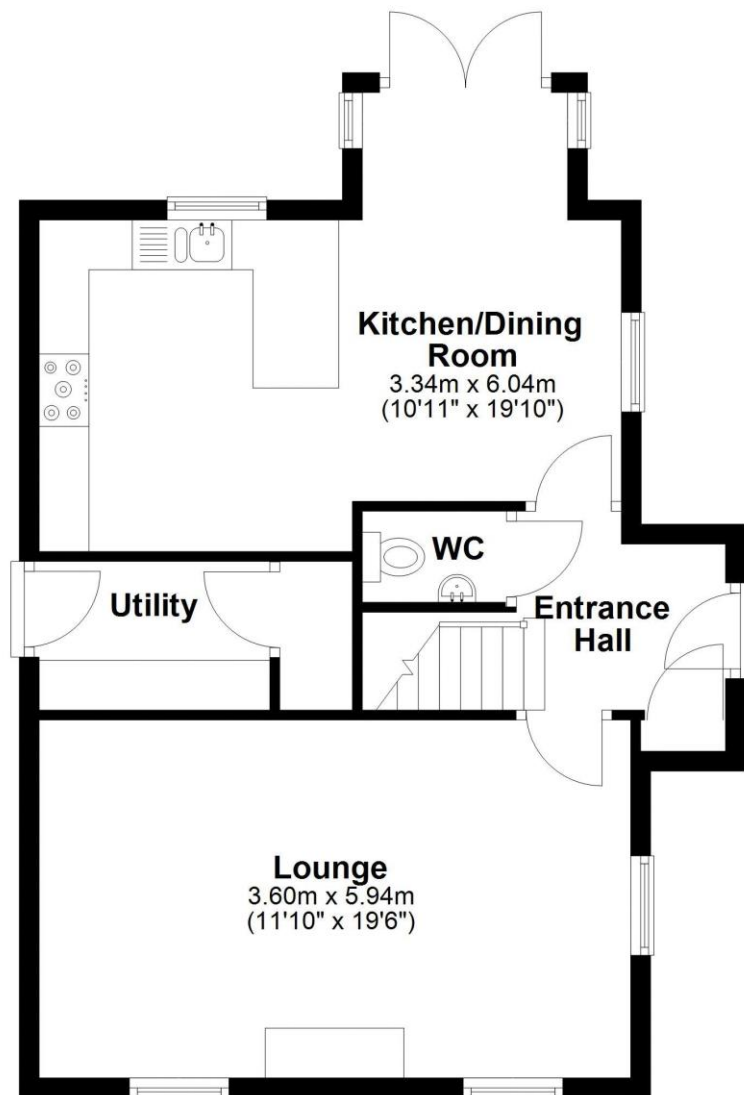
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.





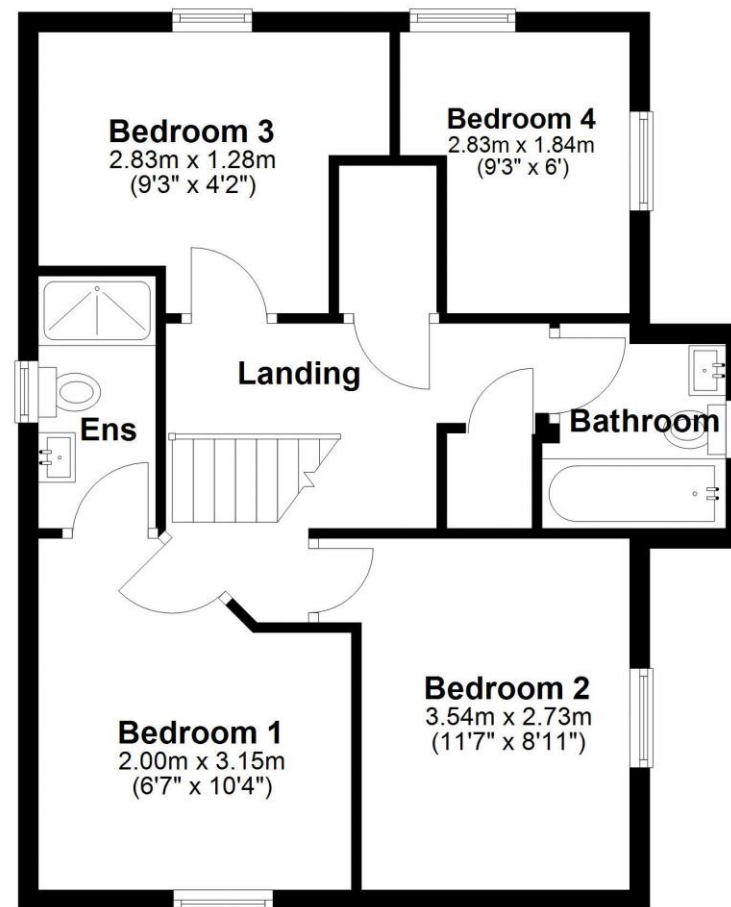
## Ground Floor

Approx. 58.3 sq. metres (627.6 sq. feet)



## First Floor

Approx. 54.5 sq. metres (586.5 sq. feet)



Total area: approx. 112.8 sq. metres (1214.1 sq. feet)



