



Seren Wyb Cowbridge Road, St. Athan  
£450,000



## Seren Wyb Cowbridge Road

St. Athan, Barry

This well presented detached family home with lovely countryside views to the rear, is located in the popular village of St Athan, Vale of Glamorgan, within walking distance of local shops, schools and amenities. The property briefly comprises to the ground floor entrance hallway, cloakroom/WC, sitting room and kitchen/diner with integrated appliances. To the first floor are 4 double bedrooms, with en-suite to the master bedroom, and family bathroom. Outside is ample parking to the front with garage, and to the rear is an enclosed private garden with countryside aspect and dining area. The property enjoys gas central heating, UPVC windows and doors with patio doors to the rear, and superb countryside views from the rear elevation. An opportunity to acquire a fully renovated detached family home in a central village location with the Co-op supermarket, pubs, chemist, and golf club etc. St Athan village is within easy reach of the local towns of Cowbridge and Llantwit Major, and Cardiff airport. Viewing recommended to fully appreciate the presentation and rear aspect. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







## Seren Wyb Cowbridge Road

St. Athan, Barry

- DETACHED FAMILY HOME.
- COUNTRYSIDE VIEWS TO REAR.
- POPULAR VILLAGE LOCATION.
- WELL PRESENTED THROUGHOUT.
- GARAGE. DRIVEWAYS. EPC C70.
- 4 DOUBLE BEDROOMS. EN-SUITE.
- INTEGRATED APPLIANCES.







## GROUND FLOOR

### Cloakroom/WC

WC. Wash hand basin. Partially tiled walls. Radiator. Window to front.

### Sitting Room

21' 5" x 12' 2" (6.53m x 3.71m)

Radiator. Wood effect flooring. Windows to front and rear.

### Kitchen

22' 1" x 21' 7" (6.73m x 6.58m)

Fully fitted kitchen comprising eye level units, base units with drawers and work surfaces over. Inset sink with mixer tap. Inset gas hob and eye level double oven. Integrated washing machine, tumble dryer and dish washer. Partially tiled walls. Windows to front and rear, with lovely views to the rear over the local countryside. Patio door to garden.

## GROUND FLOOR

### Landing

Gallery landing with glass balustrade. Radiator. Window to front.

### Bedroom 1

16' 2" x 8' 9" (4.93m x 2.67m)

Radiator. Window to front. Door to en-suite.

### En-Suite

8' 2" x 5' 3" (2.49m x 1.60m)

WC. Wash hand basin. Shower enclosure. Partially tiled walls. Radiator. Window to rear.

### Bedroom 2

12' 2" x 11' 11" (3.71m x 3.63m)

Radiator. Window to rear with countryside views.





**Bedroom 3**

12' 2" x 8' 2" (3.71m x 2.49m)

Radiator. Window to rear with countryside views.

**Bedroom 4**

12' 3" x 9' 2" (3.73m x 2.79m)

Radiator. Window to front.

**Family Bathroom**

WC. Wash hand basin. Bath. Shower enclosure.

Partially tiled walls. Tiled floor. Radiator. Opaque glazed window to front.







## GARDEN

Rear Garden - Enclosed laid to lawn. With paved area for seating. Countryside fields to rear.

## GARAGE

Single Garage

Garage has an up and over door. Recently constructed. Driveway to the front and side providing ample off road parking.







# Seren Wyb

Approximate Gross Internal Area  
1539 sq ft - 143 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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