

Porth Glyndwr Higher End, St. Athan  
£535,000





## Porth Glyndwr Higher End

St. Athan, Barry

A superb period barn conversion offering excellent family living accommodation with an impressive sunny rear garden, located in a sought after mature location of Higher End, St Athan, Vale of Glamorgan - within walking distance of local village shops, amenities etc and within easy reach of the nearby towns of Llantwit Major and Cowbridge. Porth Glyndwr which backs on to open countryside comprises; entrance hallway, cloakroom/WC, sitting room, dining room and kitchen/breakfast room to the ground floor. To the first floor are 4 bedrooms, family bathroom and en-suite to the master bedroom. The property enjoys period features throughout including original timber beams, floorboards, stone walls etc, double glazing, and gas central heating with a combination boiler. Outside to the front is a walled garden with parking, to the side is an impressive driveway providing ample off road parking with detached garage, and to the rear a southerly lawned garden with paved areas for barbeques etc. Viewings are highly recommended to fully appreciate the location, period features, flexible living space and homely warm ambience the property exudes. St Athan includes; Co-op supermarket, golf course, doctors surgery, chemist, village school and easy access to the train and bus stations of Llantwit Major. Council Tax band: G Tenure: Freehold EPC Energy Efficiency Rating: D

- BARN CONVERSION.
- SUPERB PRESENTATION.
- PERIOD CHARACTER





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St. Athan, Barry

- BARN CONVERSION.
- SUPERB PRESENTATION.
- PERIOD CHARACTER.
- 4 BEDROOMS. EN-SUITE.
- 2 RECEPTION ROOMS.
- CLOAKROOM/WC.
- GARAGE. DRIVEWAY.
- IMPRESSIVE SUNNY GARDEN.







## GROUND FLOOR

### Entrance Hallway

Glazed front entrance door. Radiator. Ceramic floor tiles. Under stairs cupboard. Stairs to first floor. Glazed door to rear. Door to cloakroom/WC and double doors to sitting room.

### Cloakroom/WC

Low level WC. Radiator. Wash hand basin. Ceramic floor tiles.

### Sitting Room

14' 5" x 17' 5" (4.39m x 5.31m)

Windows to front. Radiator. Stripped wood floor boards. French doors to rear. Double doors to dining room.

### Dining Room

15' 4" x 18' 11" (4.67m x 5.77m)

Windows to front, side and rear. Stripped wood floor boards. Radiator. Glazed door to kitchen.

### Kitchen

14' 8" x 12' 5" (4.47m x 3.78m)

Windows to rear and side. Ceramic floor tiles. Fully fitted kitchen comprising eye level units, base units with drawers and work surfaces over. Space for white goods. Space for breakfast table and chairs. Inset one and a half bowl sink with mixer tap. Glazed stable door to rear. Partially tiled walls. Radiator.

## FIRST FLOOR

**Landing** Doors to bedrooms and family bathroom. Velux to rear. Space for office desk etc potentially.

**Bedroom 1** 16' 8" x 18' 9" (5.08m x 5.72m)

Windows to front, side and rear. Radiator. Door to en-suite. Airing cupboard with wall mounted Worcester combination boiler providing the central heating and hot water.





#### **En-Suite**

6' 11" x 5' 5" (2.11m x 1.65m)

Velux to rear. Low level WC. Pedestal wash hand basin. Radiator. Partially tiled walls. Shower enclosure with mixer shower. Ceramic floor tiles.

#### **Bedroom 2**

15' 2" x 6' 11" (4.62m x 2.11m)

Window to rear. Radiator.

#### **Bedroom 3**

7' 1" x 11' 4" (2.16m x 3.45m)

Window to front. Radiator.

#### **Bedroom 4**

6' 10" x 8' 8" (2.08m x 2.64m)

Velux to front. Radiator.

#### **Family Bathroom**

6' 7" x 6' 3" (2.01m x 1.91m)

Velux to front. Pedestal wash hand basin. Low level WC. Panelled bath with mixer shower over, and telephone style shower attachment. Partially tiled walls.







#### **GARDEN**

Front Garden - Stone boundary wall. Laid to lawn. Parking space. Rear Garden - Paved areas providing space for table and chairs etc. Sunny southerly aspect. Laid to lawn. An enclosed and level garden. Shed. Mature trees including mature fruit tree.

#### **GARAGE**

Garage 19' x 11' with power and lighting. Double garage doors. Door to side. Driveway providing ample off road parking for a number of vehicles. Driveway gate.

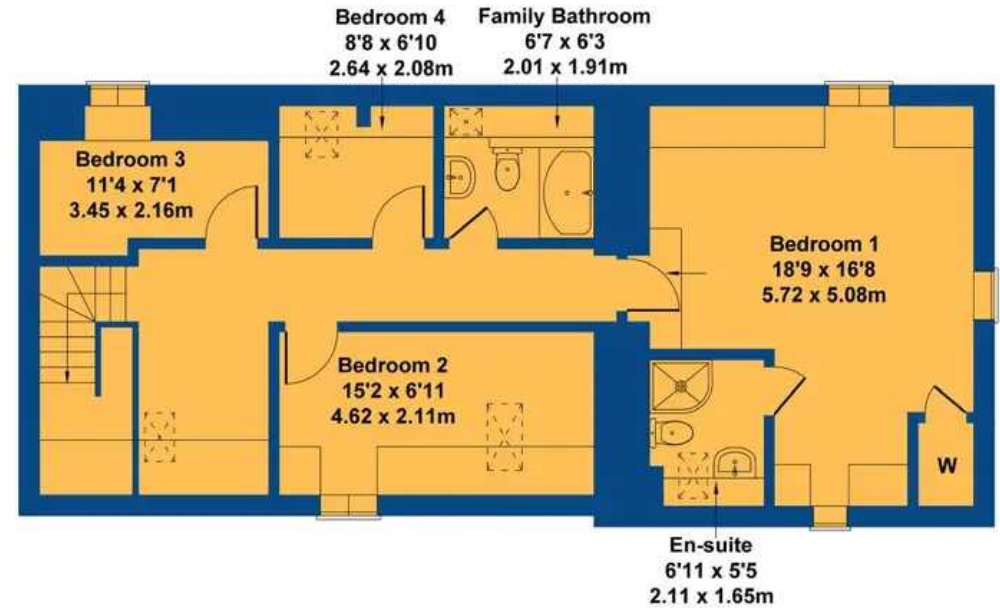






# Porth Glyndwr

Approximate Gross Internal Area  
1884 sq ft - 175 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
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