





54 Ffordd Y Spitfire

St. Athan, Barry

This Barratts semi detached new build family home, is located in St Athan village, Vale of Glamorgan. This impressive property on three floors, briefly comprises to the ground floor entrance hallway, cloakroom/WC, study/4th bedroom, and kitchen/diner. To the first floor there is the master bedroom with en-suite, and sitting room. To the second floor three are two further bedrooms and the family bathroom. Outside, to the front there is a driveway for two cars and DETACHED GARAGE, and to the rear is an enclosed garden laid to lawn. 54 Ffordd Y Spitfire enjoys gas central heating, water sprinkler system throughout the property, and UPVC double glazed windows and doors with French doors to the rear. Please note there is an annual service charge with this property for the maintenance of the development. St Athan village with its shops, school and amenities is close to the towns of Llantwit Major, Cowbridge and Rhoose, and within easy reach of the Heritage coastline and beaches. Viewings are HIGHLY recommended to fully appreciate the flexible internal family living space, and level of presentation throughout.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- SEMI DETACHED HOME.
- 4TH BEDROOM/STUDY.
- GCH COMBI. UPVC.

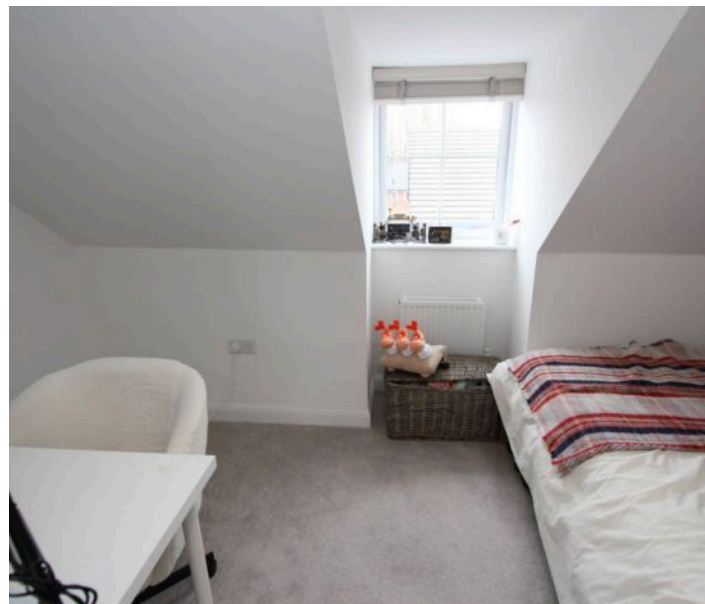
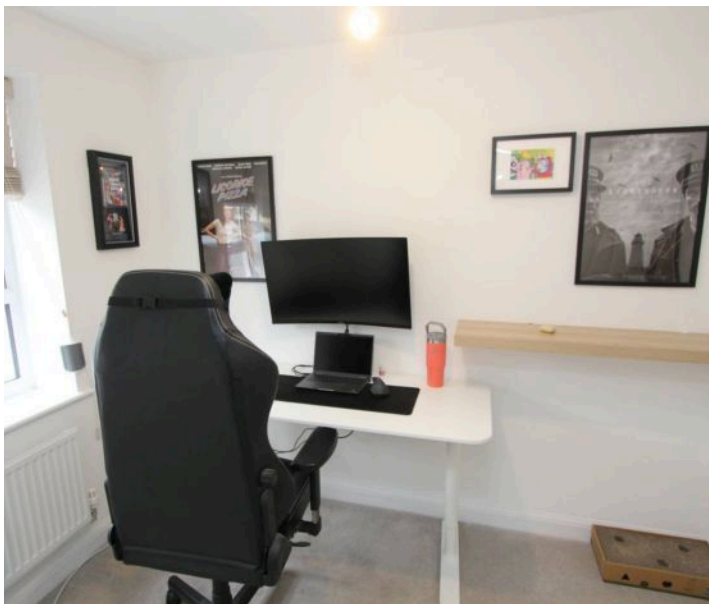




54 Ffordd Y Spitfire

St. Athan, Barry

- SEMI DETACHED HOME.
- 4TH BEDROOM/STUDY.
- GCH COMBI. UPVC.
- DRIVEWAY. GARAGE.
- ON THREE FLOORS.
- BARRATTS NEW BUILD.
- VERY WELL PRESENTED.
- EPC B85.





GROUND FLOOR

Entrance Hallway

Glazed entrance door. Airing cupboard containing the wall mounted gas boiler. Radiator. Stairs to first floor. Doors to study, kitchen/diner and cloakroom/WC.

Cloakroom/WC

Low level WC. Radiator. Corner wash hand basin with mixer tap.

Study/Bedroom 4

9' 0" x 6' 4" (2.74m x 1.93m)

UPVC window to front. Radiator.

Kitchen/Diner

12' 10" x 21' 6" (3.91m x 6.55m)

UPVC French doors to rear. UPVC windows/side panels to rear. Wood effect flooring. Radiator. Under stairs cupboard. Space for dining room table and chairs. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. One and a half bowl stainless steel sink with mixer tap. Gas hob, oven and hood over. Space for washing machine. Integrated fridge freezer and dish washer. Under cupboard lighting.





FIRST FLOOR

Landing

Doors to bedrooms. Stairs to first floor. Radiator.

Bedroom 1

11' 1" x 10' 2" (3.38m x 3.10m)

UPVC window to rear. Radiator. Door to en-suite.

En-Suite

7' 0" x 5' 4" (2.13m x 1.63m)

Low level WC. Pedestal wash hand basin with mixer tap. Shower enclosure with mixer shower. Vertical radiator. Wood effect flooring.

Sitting Room

12' 0" x 12' 11" (3.66m x 3.94m)

UPVC window to front. Radiator.

SECOND FLOOR

Landing

Radiator. Doors to bedrooms and family bathroom. Loft access.

Bedroom 2

12' 10" x 11' 8" (3.91m x 3.56m)

Velux to rear. Radiator.

Family Bathroom

5' 9" x 6' 6" (1.75m x 1.98m)

Low level WC. Pedestal wash hand basin with mixer tap. Vertical radiator. Panelled bath with mixer tap. Wood effect flooring.

Bedroom 3

8' 7" x 12' 11" (2.62m x 3.94m)

UPVC window to front. Over stairs cupboard.

SERVICE CHARGE

Circa £233.60 per year for maintenance of the site.





GARDEN

Rear Garden - enclosed and laid to lawn. Gate to side allowing access from driveway.

GARAGE

OFF STREET

DRIVEWAY





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Approximate Gross Internal Area
1130 sq ft - 105 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.