







## 6 Orchard Walk

St. Athan, Barry

A superb detached family home in a sought after location of St Athan Village, Vale of Glamorgan, close to local amenities, shops and within easy reach of the Heritage Coastline. This 2016 Barratt built home comprises entrance hallway, cloakroom/WC, sitting room, utility, and kitchen/diner. To the first floor are three bedrooms, with en-suite to the master bedroom, and a family bathroom. Outside there is a driveway and garage and enclosed private garden to the rear with Marshall's Smooth Blue porcelain tiles. with a countryside aspect. The property enjoys gas central heating with a combination boiler and UPVC windows and French doors to the rear. A wonderful opportunity to buy a family home of 'show home standard' throughout.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- DETACHED FAMILY HOME.
- 4 BEDROOMS. EN-SUITE.
- EPC B83. CLOAKROOM/WC.
- DRIVEWAY. GARAGE.
- UPVC. GCH COMBI.
- SUNNY REAR GARDEN.
- COUNTRYSIDE TO REAR.
- KITCHEN/DINER. UTILITY.





## **GROUND FLOOR**

### **Entrance Hallway**

Opaque glazed front entrance door. Wood flooring. Radiator. Stairs to first floor. Door to cloakroom/WC, sitting room and kitchen/diner. Built in cupboard.

### **Cloakroom/WC**

5' 2" x 2' 10" (1.57m x 0.86m)

Low level WC. Corner wash hand basin with mixer tap. Radiator. UPVC opaque window to side.

### **Sitting Room**

11' 1" x 15' 4" (3.38m x 4.67m)

UPVC window to front. Radiator. Electric fire.

### **Utility Room**

4' 0" x 6' 1" (1.22m x 1.85m)

UPVC window to side. Work surface. Space for white goods.

### **Kitchen/Diner**

9' 9" x 19' 3" (2.97m x 5.87m)

Wood flooring, radiator. UPVC French doors to rear. Fully fitted kitchen comprising eye level units base units with work surfaces over. Inset one and a half bowl stainless steel sink with mixer tap. Space for white goods. Gas hob with oven. Wall mounted combination boiler.







## FIRST FLOOR

### Landing

Doors to bedrooms and bathroom. Loft access. UPVC window to side.

### Bedroom 1

10' 1" x 10' 1" (3.07m x 3.07m)

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

### En-Suite

5' 11" x 7' 2" (1.80m x 2.18m)

Shower enclosure with electric mixer shower. Low level WC. Radiator. Pedestal wash hand basin with mixer tap. UPVC window to side. Vinyl floor covering.

### Bedroom 2

10' 8" x 10' 1" (3.25m x 3.07m)

UPVC window to rear. Radiator. Vinyl floor covering.

### Bedroom 3

9' 0" x 7' 0" (2.74m x 2.13m)

UPVC window to rear. Radiator. Views of the local countryside.

### Bedroom 4

9' 7" x 9' 1" (2.92m x 2.77m)

Radiator. UPVC window to front.

### Family Bathroom

5' 6" x 6' 4" (1.68m x 1.93m)

Radiator. Pedestal wash hand basin with mixer tap. Low level WC. Paneled bath. UPVC window to side. Vinyl floor covering.

### Service Charge

Please note there is an annual service charge of circa £200 with this property for the development.





### **GARDEN**

Rear garden - sunny south westerly enclosed and private garden, laid to lawn with Marshall's Smooth Blue porcelain tiles. Gate to side and rear.

### **GARAGE**

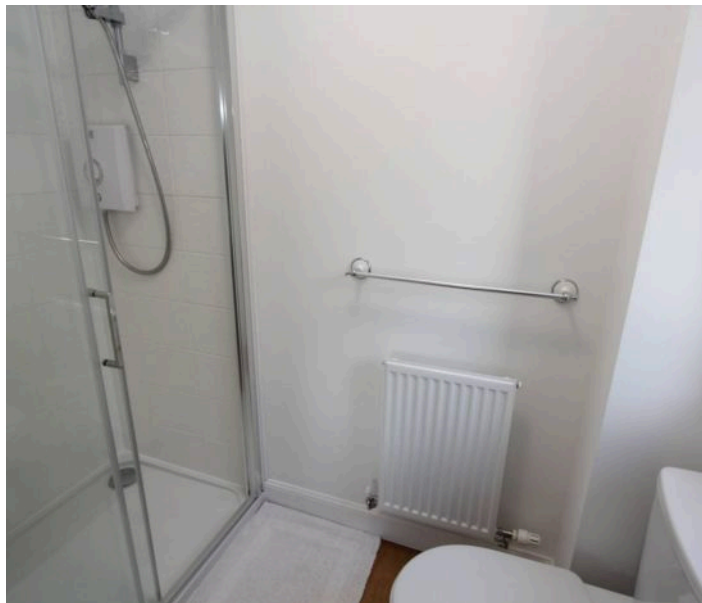
Single Garage

Detached garage with up and over door.

### **DRIVEWAY**

3 Parking Spaces

Driveway to the side of the property, with space for 2 to 3 cars.



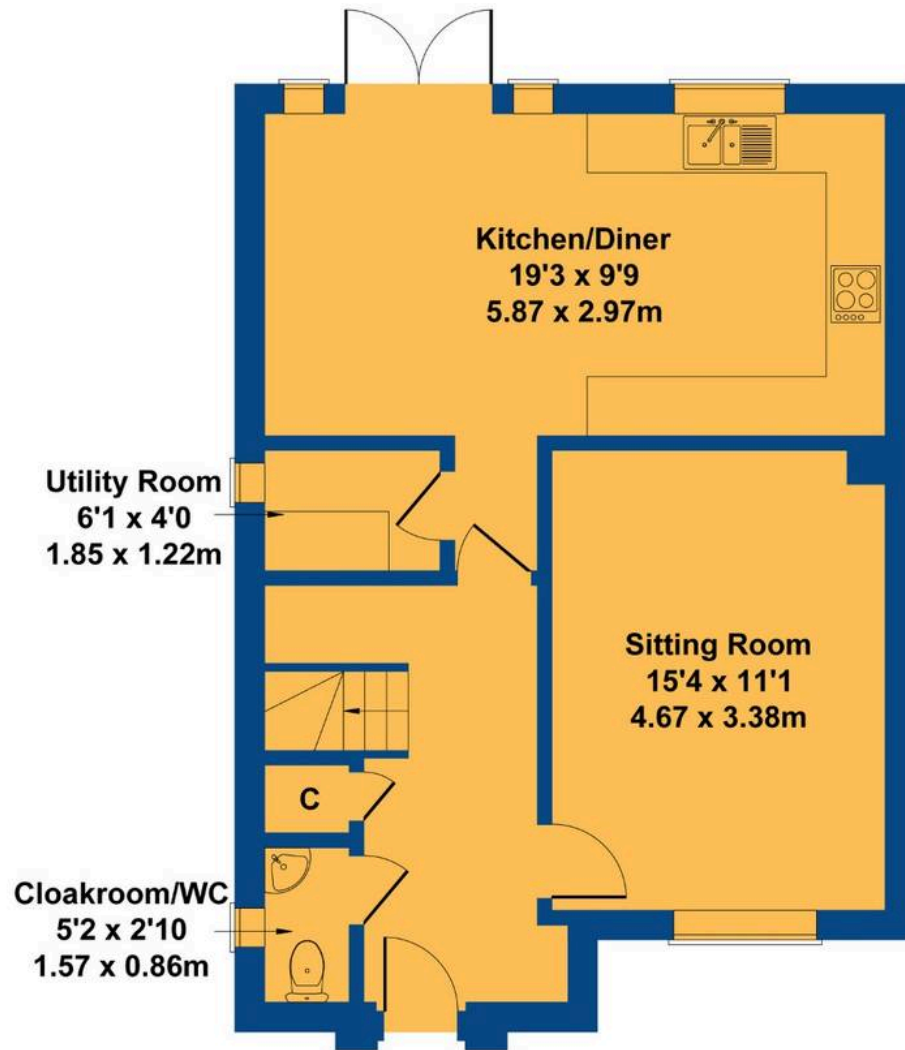




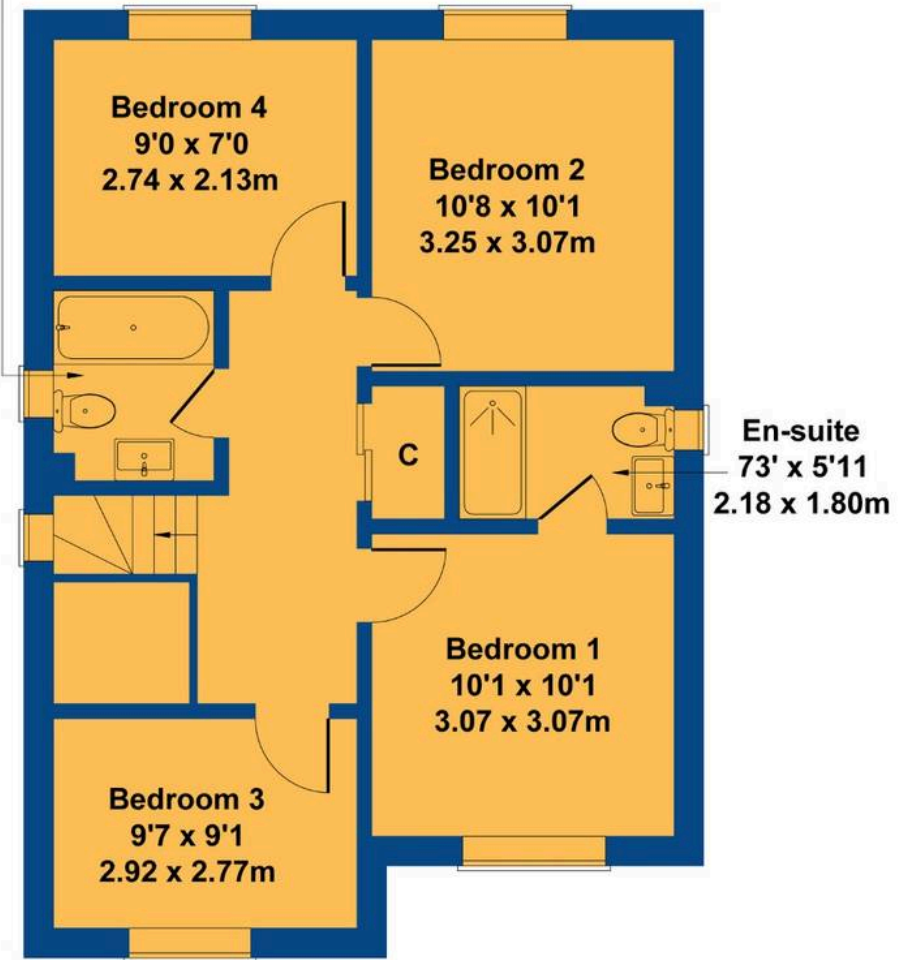
# 6 Orchard Walk

Approximate Gross Internal Area  
1162 sq ft - 108 sq m

Family Bathroom  
6'4 x 5'6  
1.93 x 1.68m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
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## Chris Davies Estate Agents

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