







## 94 Ffordd Y Spitfire

St. Athan, Barry

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- BARRATT "KINGSVILLE" 4 BEDROOM TOWNHOUSE  
EPC 85B
- PROFESSIONALLY LANDSCAPED AND EXCAVATED GARDEN
- DETACHED GARAGE AND DRIVEWAY FOR 2 VEHICLES
- UTILITY ROOM
- VIEWING HIGHLY RECOMMENDED
- EXCELLENT STANDARD OF PRESENTATION





### Hallway

14' 0" x 3' 0" (4.27m x 0.91m)

uPVC wood grain door with glazed panel to front. Tiled flooring. Radiator. Double doors to large storage cupboard housing the "Ideal" combination boiler, fuse box, controls for sprinkler system and internet access. Doors to cloakroom, utility room (previously 4th bedroom), and open plan kitchen/lounge/dining room. Stairs to first floor.

### Utility Room

8' 11" x 6' 0" (2.72m x 1.83m)

uPVC window to front. Previously designed to be the fourth bedroom. Fitted with white wall and base units with white worktop. Stainless steel sink with mixer tap. Space for washing machine, tumble dryer and American fridge freezer. "Amtico" wood effect LVT flooring. Radiator. Door to hall.

### Cloakroom

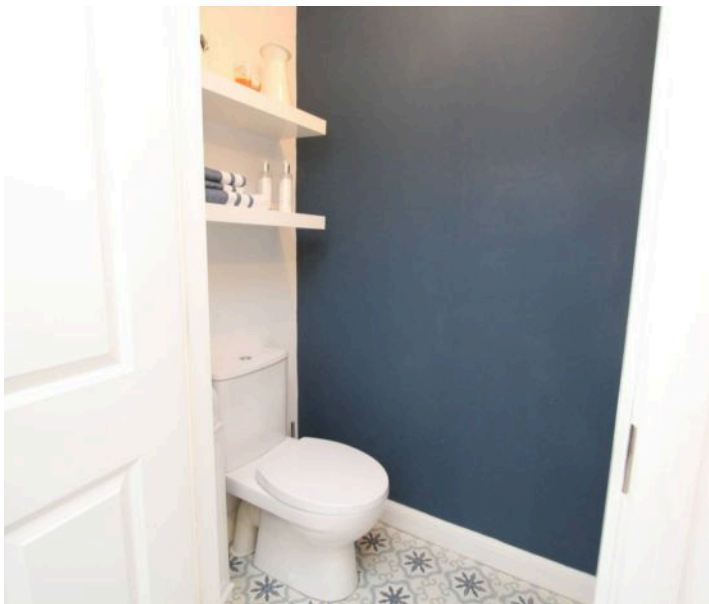
5' 0" x 2' 0" (1.52m x 0.61m)

Low level Wc. Corner pedestal wash-hand basin. Floating shelves. Radiator. Tiled flooring. Door to hall.

### Open Plan Kitchen/Living/Dining Area

20' 0" x 12' 11" (6.10m x 3.94m)

Open plan kitchen/dining/living room. "Amtico" LVT wood effect flooring. Kitchen fitted with a range of white country style wall and base units with wood effect worktop. Stainless steel "Franke" sink with mixer tap and left hand drainer. Electric oven with gas hob, stainless steel splash-back and extractor fan. Space for dishwasher and fridge/freezer. Living/dining area has uPVC french doors and windows to the rear garden. under stairs storage cupboard. Radiator. Door to hall.







### **Landing**

Carpet flooring. Stairs to ground and second floor. Doors to Master Bedroom and Bedroom Two (previously sitting room).

### **Master Bedroom**

13' 0" x 9' 11" (3.96m x 3.02m)

uPVC window to rear. Carpet flooring. Radiator. Door to en- suite shower room. Door to landing.

### **En Suite**

7' 0" x 5' 0" (2.13m x 1.52m)

Laminate tile effect flooring. Fitted with a suite comprised of low level Wc, pedestal wash-hand basin with storage cabinet underneath and tiled splash-back. Tiled shower enclosure with mains plumbed shower and sliding door. Mirrored wall cabinet. Shaver point. Radiator. Door to master bedroom.

### **Bedroom 2 / Formerly a sitting room**

12' 11" x 11' 10" (3.94m x 3.61m)

Measurements taken at maximum points - narrows to 10'0. Flexible room previously designed to be used as a sitting room within the "Kingsville" townhouse design. Currently being used as bedroom two. uPVC window to front. Carpet flooring. Radiator. Door to landing..





## Second Floor Landing

Stairs to first floor. Carpet flooring. Radiator. Doors to two bedrooms and bathroom. Access to loft hatch.

### Bedroom 3

12' 11" x 11' 0" (3.94m x 3.35m)

Measurements taken at widest points - restricted head height in places. Velux window with blind to rear. Carpet flooring. Radiator. Door to landing two.

### Bedroom 4

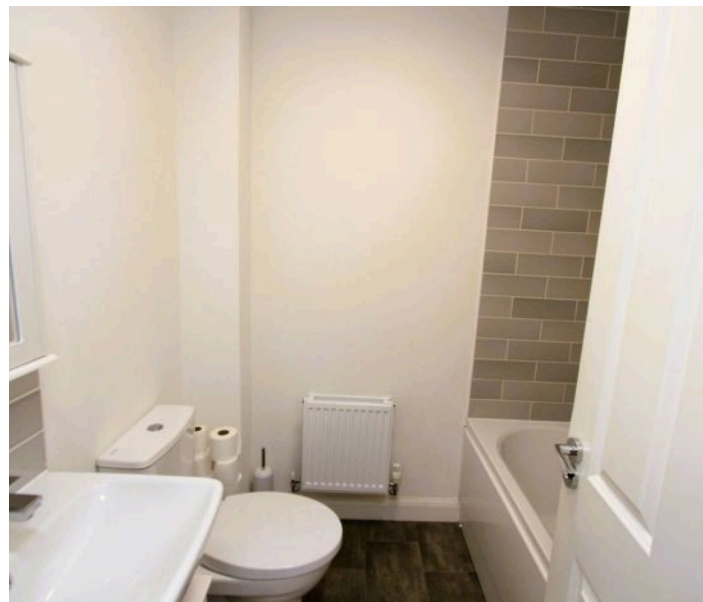
12' 11" x 7' 0" (3.94m x 2.13m)

Measurements taken at widest points - restricted head height in some parts. uPVC window to front. Carpet flooring. Radiator. Large storage cupboard. Door to landing.

### Bathroom

6' 0" x 5' 0" (1.83m x 1.52m)

Suite comprised of bath with mains shower over, tiled walls, screen. Pedestal wash-hand basin with storage cupboard underneath and tiled splashback. Low level ex. Radiator. Door to landing two.







### **Rear Garden**

The South-East facing rear garden has been professionally landscaped, excavated and levelled at a significant cost to provide seating and dining areas. French doors from the open plan living space lead out to a patio area, stepping stones across decorative stone to a sunny decked area. Fenced to all sides. Wooden gate provides access to the detached garage.

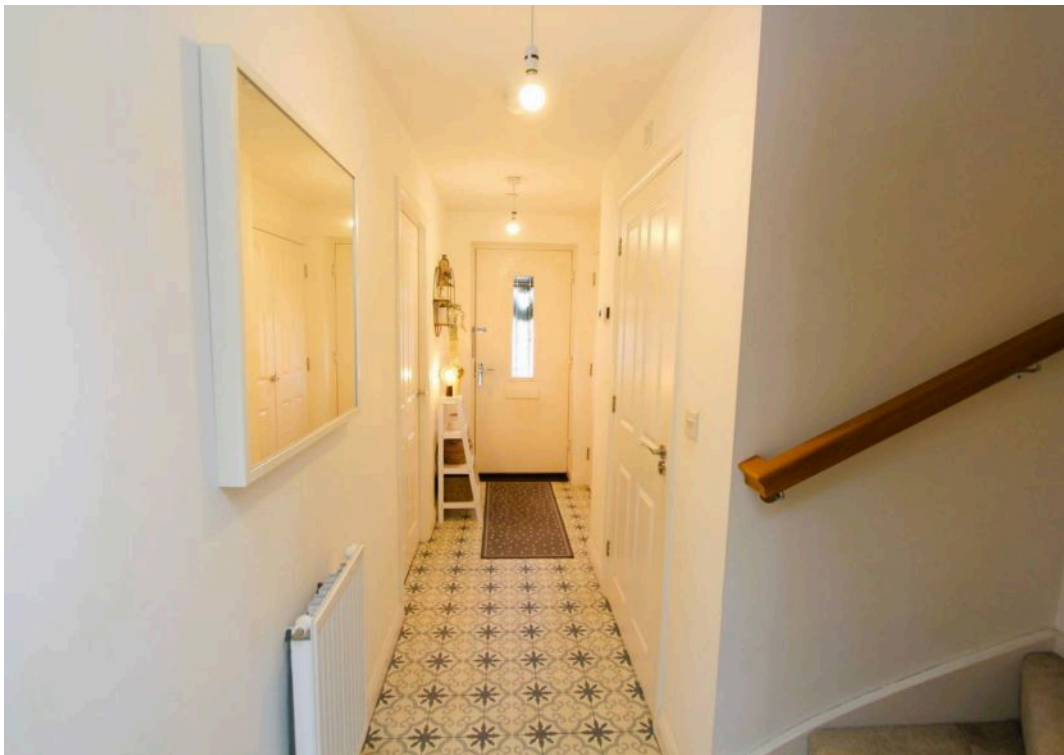
### **GARAGE**

### **OFF STREET**

### **DRIVEWAY**

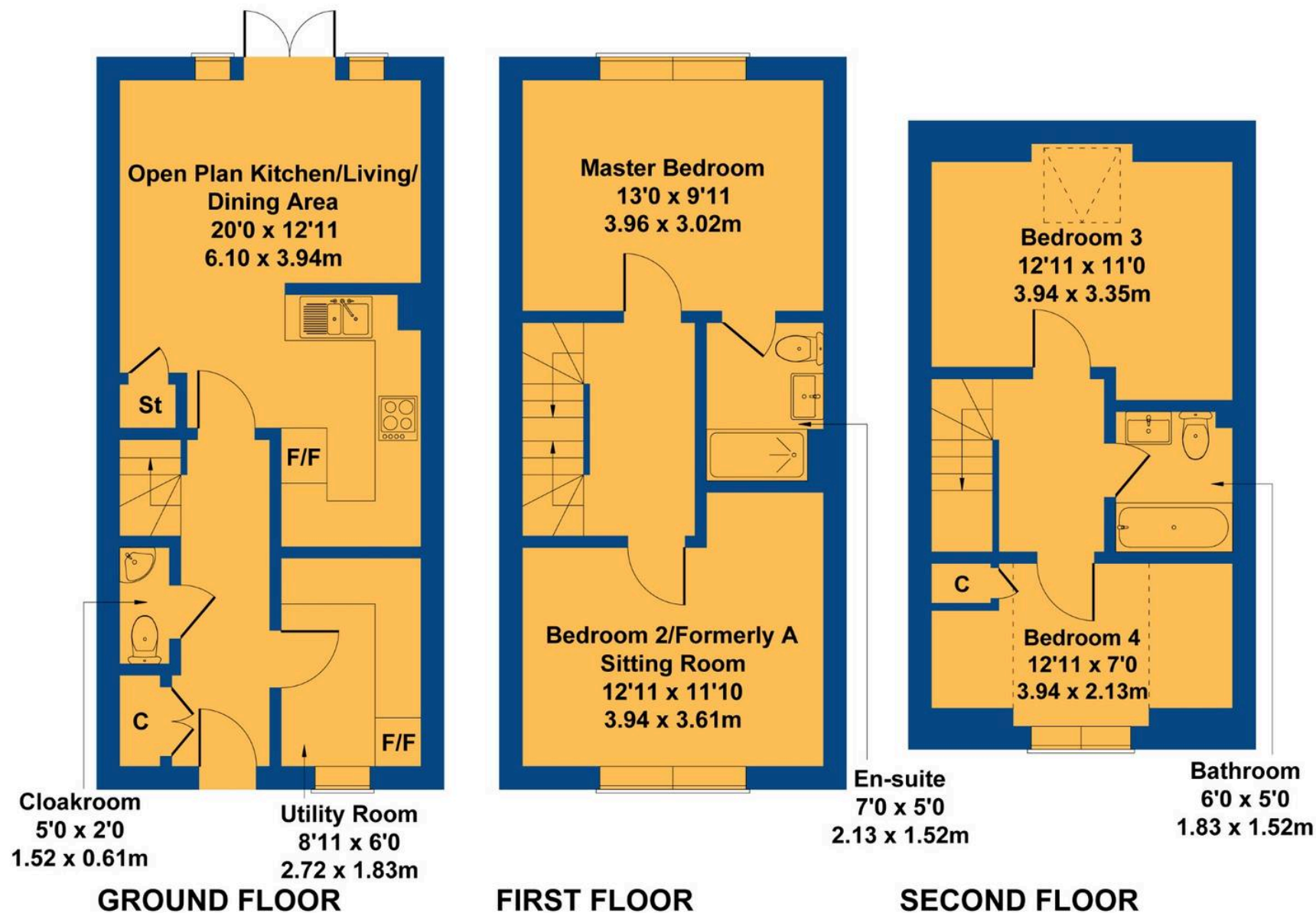






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Approximate Gross Internal Area  
1087 sq ft - 101 sq m



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





## Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

[llantwitmajor@chris-davies.co.uk](mailto:llantwitmajor@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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