







## 41 Rhodfa'r Hurricane

St. Athan, Barry

This new build Barratts detached family home, is located in St Athan village, Vale of Glamorgan. The property briefly comprises to the ground floor entrance hallway, cloakroom/WC, sitting room, and kitchen/diner. To the first floor is the master bedroom with en-suite, and three further bedrooms and family bathroom. Outside, the front is a driveway for two cars with EV charging point, and DETACHED GARAGE, and to the rear is a private enclosed southerly garden laid to lawn. 41 Rhodfa'r Hurricane enjoys gas central heating with a combination boiler, 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 recommended to fully appreciate the family living space, and level of presentation throughout.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## 41 Rhodfa'r Hurricane

St. Athan, Barry

- DETACHED FAMILY HOME.
- BARRATTS NEW BUILD.
- 4 BEDROOMS. EN-SUITE.
- DRIVEWAY. GARAGE.
- GCH COMBI. UPVC.
- CLOAKROOM/WC.
- VILLAGE LOCATION.
- EPC B84.







## GROUND FLOOR

### Hallway

Under stairs cupboard. Opaque glazed front entrance door.

### Cloakroom/WC

7' 0" x 2' 10" (2.13m x 0.86m)

UPVC opaque window to side. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. partially tiled walls.

### Sitting Room

16' 5" x 10' 9" (5.00m x 3.28m)

UPVC window with shutters to front. Radiator.

### Kitchen/Diner

18' 0" x 13' 8" (5.49m x 4.17m)

Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Radiator. UPVC window and French doors to rear. Stainless steel sink with mixer tap. One and a half bowl sink with mixer tap. Down lighting. Built in fridge/freezer and dishwasher. Utility cupboard with wall mounted combination boiler providing the central heating and hot water, and space for white goods.

## FIRST FLOOR

### Landing

Loft access. Radiator. Linen cupboard.

### Family Bathroom

5' 6" x 6' 7" (1.68m x 2.01m)

UPVC opaque window to side. Low level WC. Radiator. Pedestal wash hand basin with mixer tap. Panelled bath mixer shower over. Ceramic wall tiles.





#### **Bedroom 1**

9' 4" x 11' 6" (2.84m x 3.51m)

UPVC window to front with shutters. Radiator. Door to en-suite. Built in wardrobes.

#### **En-suite**

6' 2" x 6' 2" (1.88m x 1.88m)

Shower enclosure with mixer shower. Low level WC. Pedestal wash hand basin. Vertical radiator. partially tiled walls.

#### **Bedroom 2**

9' 4" x 10' 0" (2.84m x 3.05m)

UPVC window to rear with shutters. Radiator.

#### **Bedroom 3**

6' 11" x 8' 7" (2.11m x 2.62m)

UPVC window to rear with shutters. Radiator.

#### **Bedroom 4**

9' 0" x 7' 5" (2.74m x 2.26m)

UPVC window to front with shutters. Radiator.







## **GARDEN**

Rear garden - enclosed with paving and laid mainly to lawn, with gate to side.

## **GARAGE**

Single Garage

garage with up and over door.

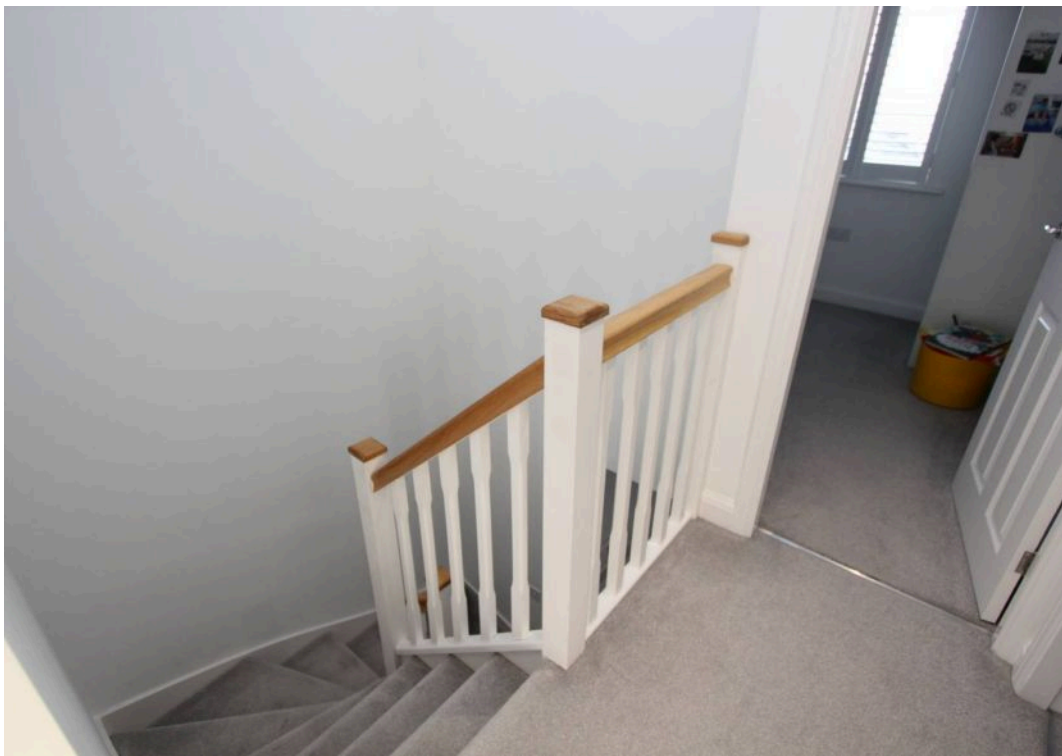
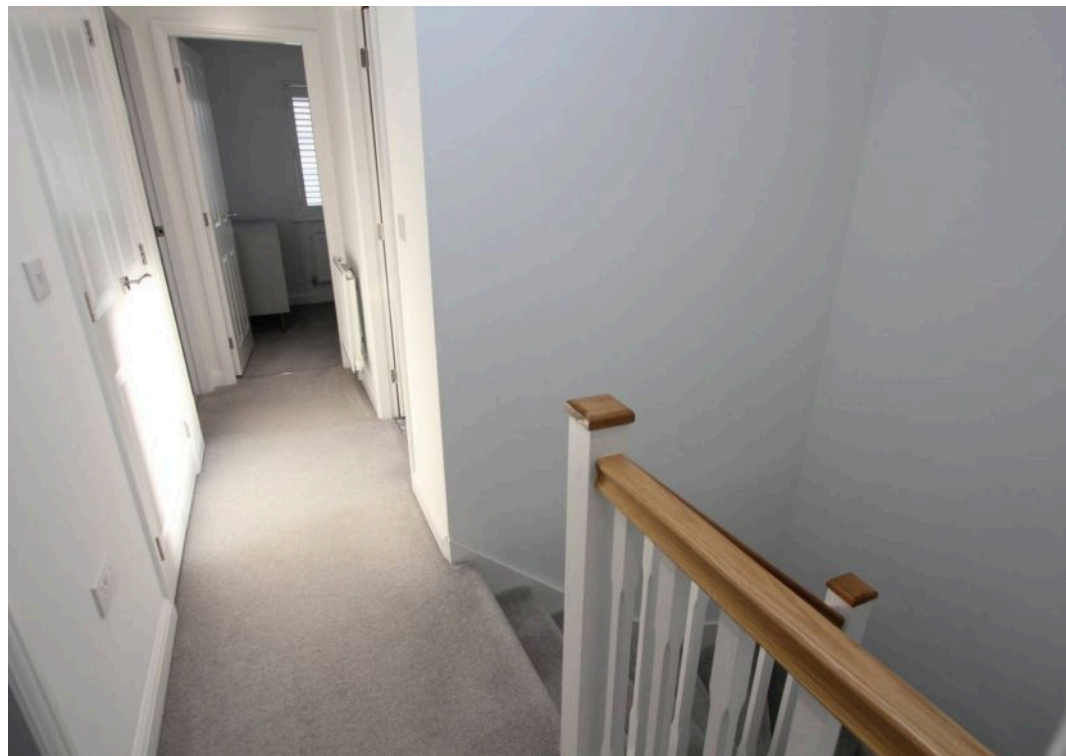
## **DRIVEWAY**

2 Parking Spaces

Driveway for two cars. With EV charging point.

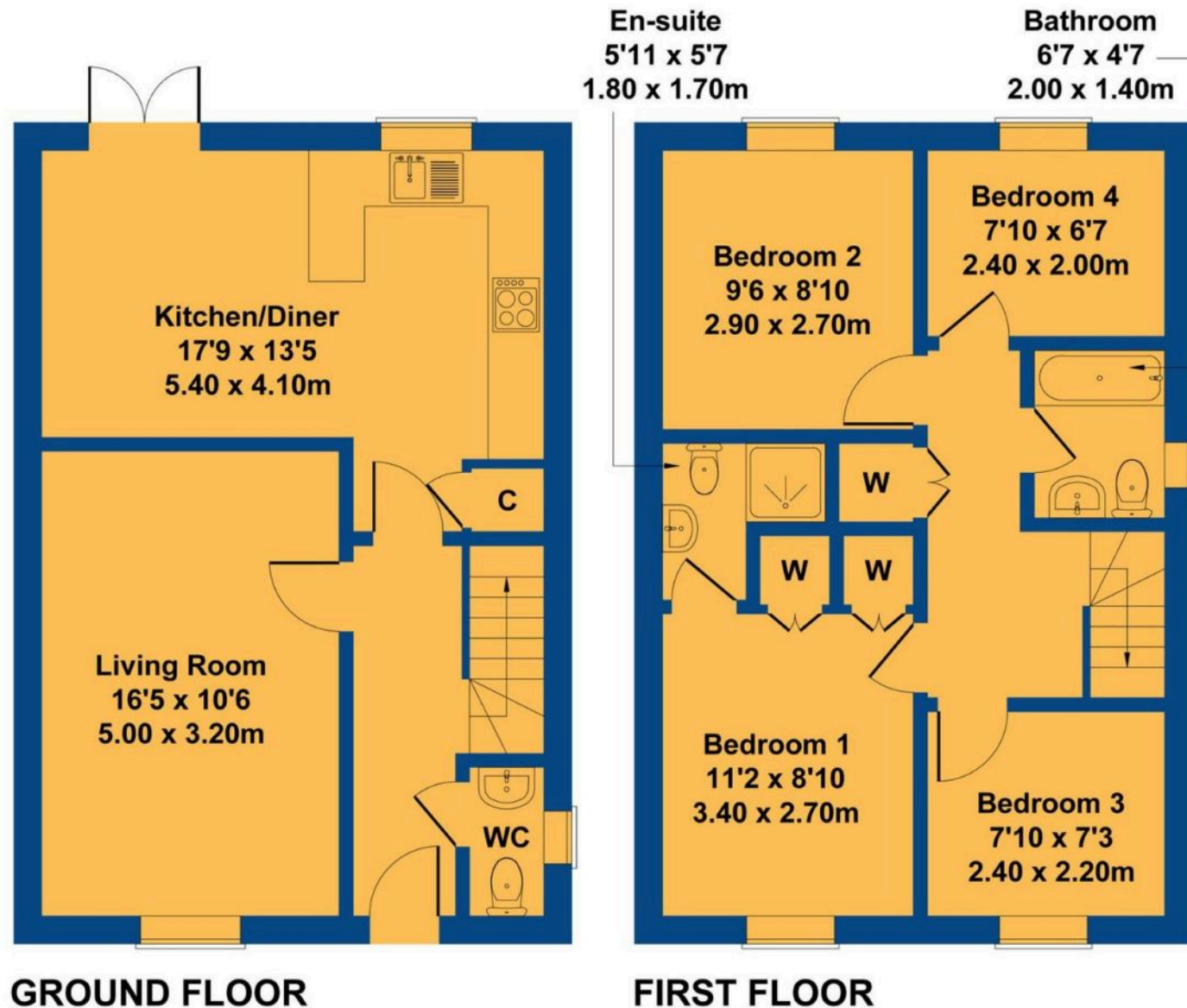






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Approximate Gross Internal Area  
958 sq ft - 89 sq m



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





## Chris Davies Estate Agents

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