







### 3 Balfour Mews

St. Athan, Barry

No forward chain with this superb stone fronted detached new build (2020) property located amongst a small cluster of similar houses in the heart of the popular village of St Athan, vale of Glamorgan. The spacious property briefly comprises; entrance hallway, cloakroom/WC, Study/Bedroom 4, and open plan kitchen/dining/sitting room to the ground floor. To the first floor are three bedrooms, family bathroom and en-suite shower room to the master bedroom. Outside there is a double driveway to the front, and a private sunny garden to the rear. 3 Balfour Mews enjoys UPVC windows and bifold doors from the dining area, Hilary's made to measure blinds, and gas central heating with a combination boiler. Please note the property is currently going through probate. Viewings are recommended to fully appreciate the quiet location and quality of finish throughout. St Athan village is a short drive from the towns of Llantwit Major and Cowbridge. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

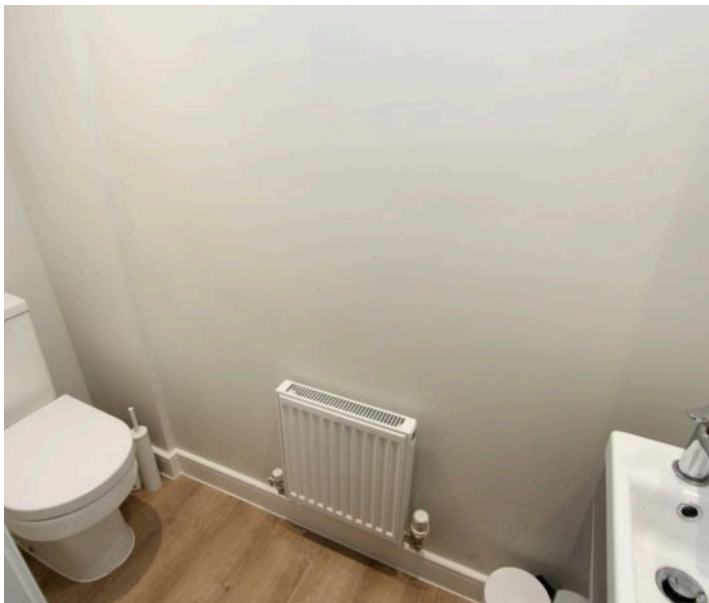




### 3 Balfour Mews

St. Athan, Barry

- DETACHED STONE FRONTED HOME.
- 3 BEDROOMS.
- EPC B84.
- STUDY OR 4TH BEDROOM.
- DOUBLE DRIVEWAY.
- NO FORWARD CHAIN.
- EXCELLENT VILLAGE LOCATION.







## **GROUND FLOOR**

### **Entrance Hallway**

Stairs to first floor. Radiator. Front entrance door. Doors to study, kitchen/diner, sitting room and cloakroom/WC. UPVC window to front.

### **Cloakroom/WC**

6' 7" x 2' 5" (2.01m x 0.74m)

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

### **Study**

12' 1" x 8' 3" (3.68m x 2.51m)

UPVC window to front. Radiator.

### **Kitchen/Dining Room/Sitting Room**

17' 0" x 23' 3" (5.18m x 7.09m)

UPVC bi fold doors to rear. UPVC window to rear. Wood effect flooring. Fully fitted kitchen comprising eye level units base units with work surfaces over. Eye level oven and grill. Induction hob with hood. Integrated dishwasher, washing machine, fridge and freezer. Stainless steel one and a half bowl sink with mixer tap. Down lighting.

## **FIRST FLOOR**

### **Landing**

Loft access. Airing cupboard with combination boiler providing the central heating and hot water. Radiator.

### **Bedroom 1**

11' 0" x 13' 11" (3.35m x 4.24m)

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







#### **En-suite**

4' 5" x 8' 0" (1.35m x 2.44m)

UPVC opaque window to side. Low level WC. Pedestal wash hand basin with mixer tap. Vertical radiator. Shower enclosure with mixer shower.

#### **Bedroom 2**

8' 3" x 11' 5" (2.51m x 3.48m)

UPVC window to front. Radiator.

#### **Bedroom 3**

11' 0" x 9' 4" (3.35m x 2.84m)

UPVC window to rear. Radiator.

#### **Family Bathroom**

6' 6" x 7' 6" (1.98m x 2.29m)

UPVC window to front. Vertical radiator. Panelled bath with mixer shower over. Wood effect flooring. Low level WC. Wash hand basin with mixer tap.







#### **GARDEN**

Rear garden - Laid to lawn with paving. gate to side. Shed.

#### **DRIVEWAY**

2 Parking Spaces

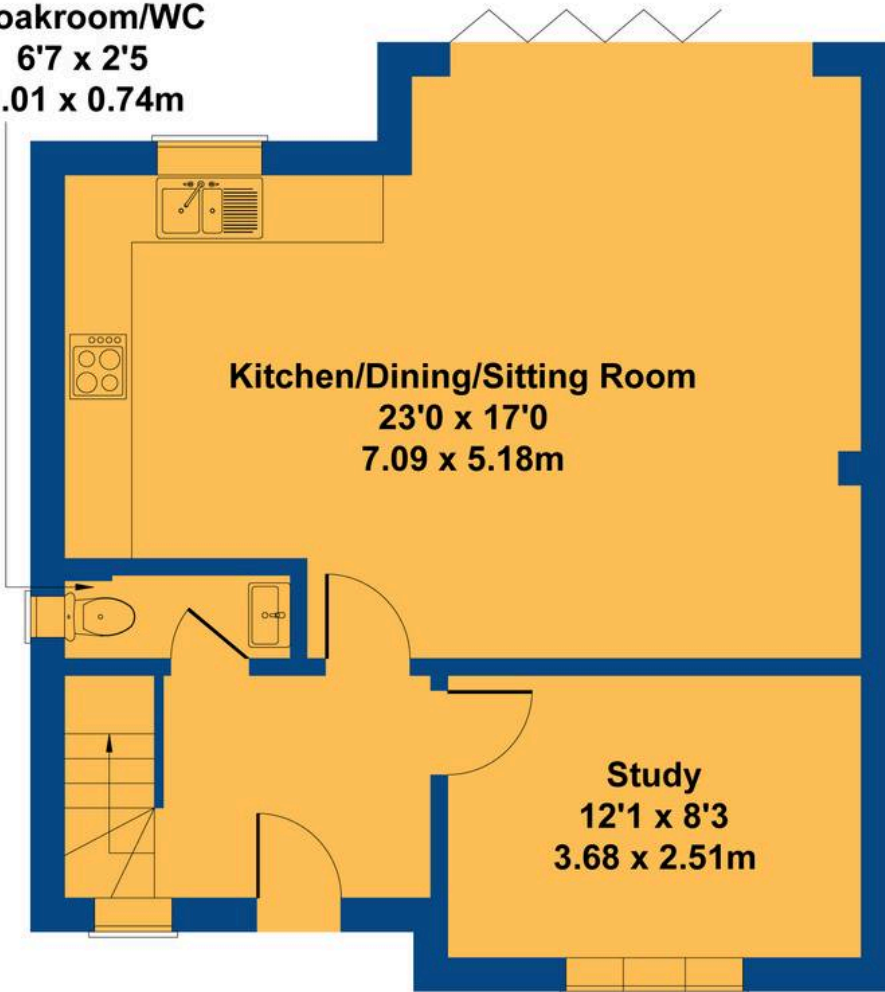
Block paviour double driveway.



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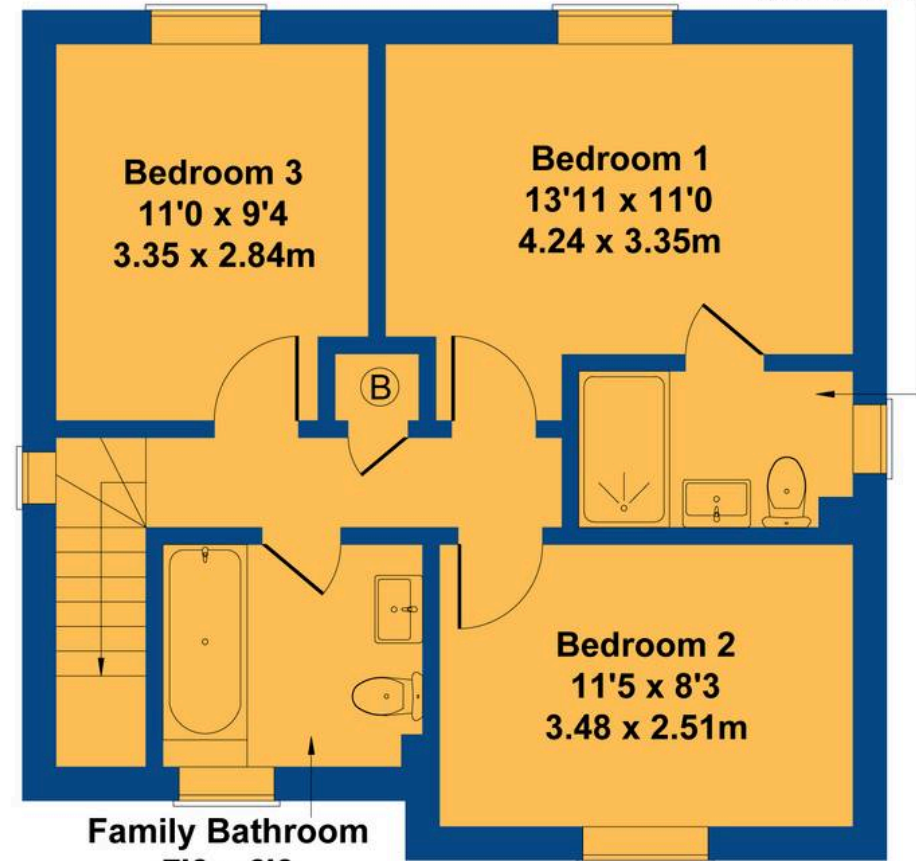
Approximate Gross Internal Area  
1066 sq ft - 99 sq m

Cloakroom/WC  
6'7 x 2'5  
2.01 x 0.74m



**GROUND FLOOR**

En-suite  
8'0 x 4'5  
2.44 x 1.35m



**FIRST FLOOR**

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





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