





8 Fferm-y-Graig

St. Athan, Barry

A rare opportunity to acquire this charming barn conversion in the village of St Athan, Vale of Glamorgan. The award winning development is within walking distance of local shops and amenities and within easy reach of the Heritage Coastline and beaches. The property briefly comprises; entrance porch, sitting room, and kitchen/diner to the ground floor. To the first floor are 3 bedrooms and family bathroom. Outside to the front is an enclosed private cottage style garden with non allocated parking for three cars nearby. 8 Fferm-y-Graig enjoys gas central heating with a combination boiler and UPVC windows. Viewings are recommended to fully appreciate the quiet tucked away position and the character the property exudes.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- BARN CONVERSION.
- 3 BEDROOMS.
- GCH COMBI. EPC D67.
- VILLAGE LOCATION.
- WELL PRESENTED.
- RARELY AVAILABLE.
- AWARD WINNING DEVELOPMENT.





GROUND FLOOR

Porch

Glazed wooden stable door to front. Glazed door to sitting room. African slate flooring. Cupboard housing electric meters. Storage for boots and shoes.

Sitting Room

Stairs to first floor. Radiator. African slate flooring. Eco Log burner with wood effect mantle above and slate hearth. UPVC French doors to front.

Kitchen

9' 10" x 17' 3" (3.00m x 5.26m)

Radiator. UPVC windows to front and rear. Wall mounted combination boiler (Worcester) 2023, providing the central heating and hot water. Stairs to first floor. Ceramic Belfast sink with mixer tap. Fully fitted kitchen comprising eye level units base units with drawers and solid wood work surfaces over. Gas hob with oven. Space for white goods.





FIRST FLOOR

Landing

Carpet flooring. Doors to bedrooms and family bathroom.

Master Bedroom

10' 0" x 9' 9" (3.05m x 2.97m)

UPVC window to front. Radiator. Over stairs cupboard. Built in wardrobes. Carpet flooring. Hatch with pull down ladder providing access to the loft area. Door to landing.

Bedroom Two

12' 5" x 10' 0" (3.78m x 3.05m)

Radiator. UPVC window to front. Built in wardrobes. Door to landing.

Bedroom 3

9' 0" x 6' 7" (2.74m x 2.01m)

Velux window to rear. Radiator. Carpet flooring. Door to landing.

Family Bathroom

5' 7" x 7' 0" (1.70m x 2.13m)

Vertical heated towel rail. Fitted with a suite comprising of pedestal wash hand basin. Low level WC. Panelled bath with mixer shower over. Partially tiled walls. Ceramic floor tiles. Velux window to rear. Door to landing.





GARDEN

Pretty, front cottage garden – enclosed by stone walls and trellis providing privacy. Mainly laid to lawn with decked seating area and wooden pergola. Espalier apple trees and raspberries enclosed by low level box hedging. Large cherry tree. Double log store plus separate store for garden equipment. Lighting and outside water tap. Gate to front.

YARD

There is an enclosed area near to the parking, with two shed belonging to number 8.

REAR GARDEN

Strip of land with rockery area and tree to rear of property.

OFF STREET

3 Parking Spaces

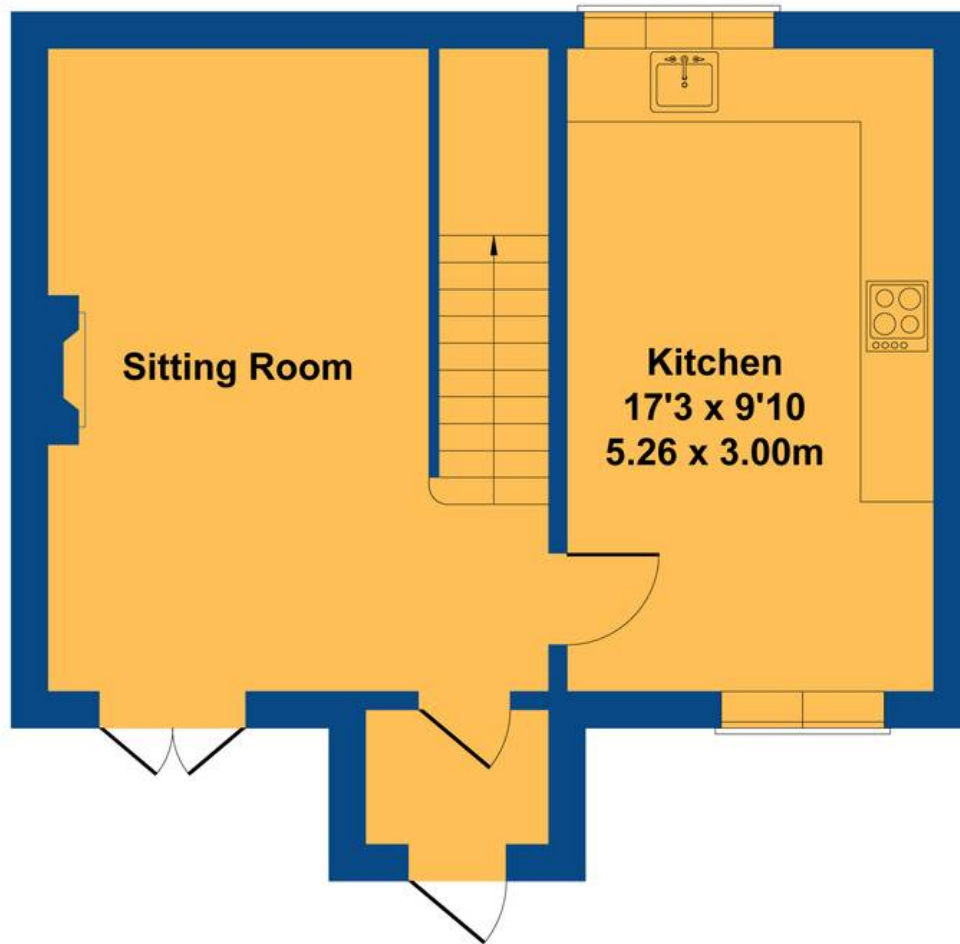
Three parking spaces are non allocated for number 8. Two enclosed storage sheds adjacent to the parking area.



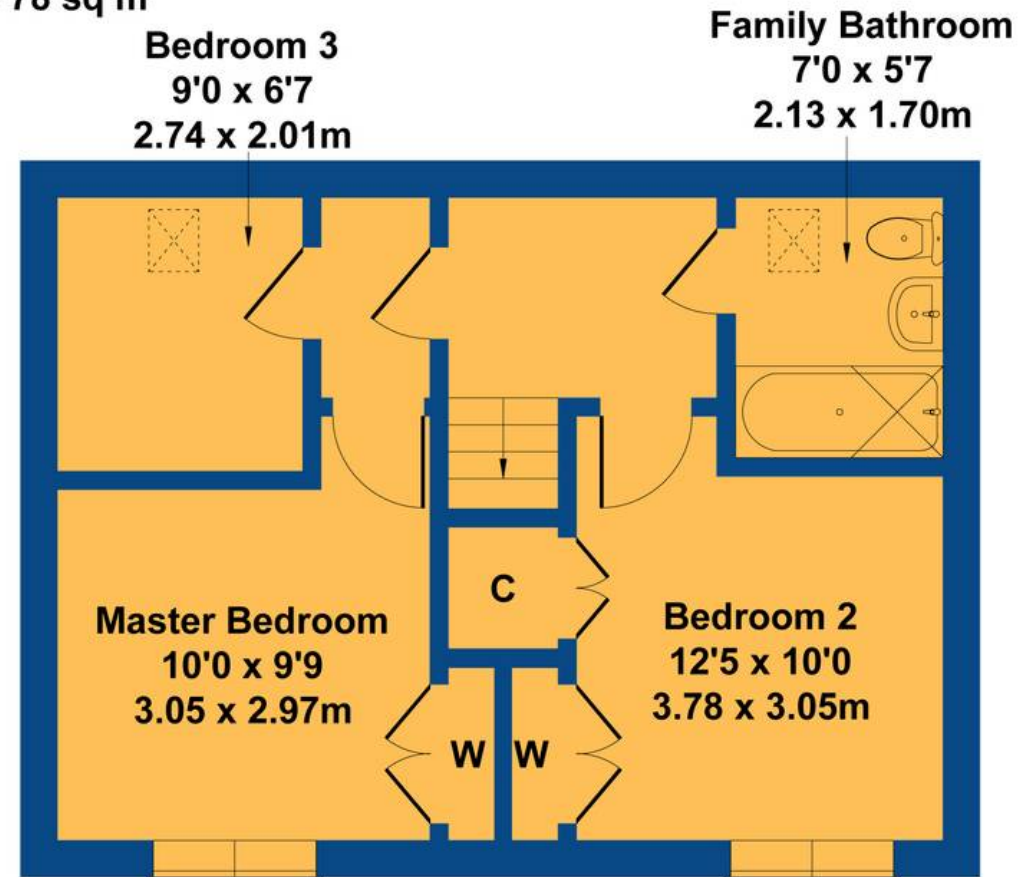


8 Fferm Y Graig

Approximate Gross Internal Area
840 sq ft - 78 sq m



GROUND FLOOR



FIRST FLOOR

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

www.chris-davies.co.uk/

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.