





56 Ffordd Y Spitfire

St. Athan, Barry

This detached Barratts new build family home lies in the popular Parc Fferm Wen development in St Athan Village, a short walk from local shops, nursery, primary school and amenities and within easy reach of the towns of Llantwit Major and Cowbridge and the stunning Heritage Coastline with its beaches. The property briefly comprises to the ground floor; entrance hallway, cloakroom/WC, sitting room and kitchen/diner. To the first floor are four bedrooms and family bathroom, with en-suite shower room to the master bedroom. 56 Ffordd Y Spitfire enjoys gas central heating with a combination boiler and UPVC windows and doors with French doors to the rear. Outside there is a driveway and detached garage, and a lawned garden to the rear. An ideal family home with NO FORWARD CHAIN. Please note there is a service charge for the site - used for the maintenance of public areas etc.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



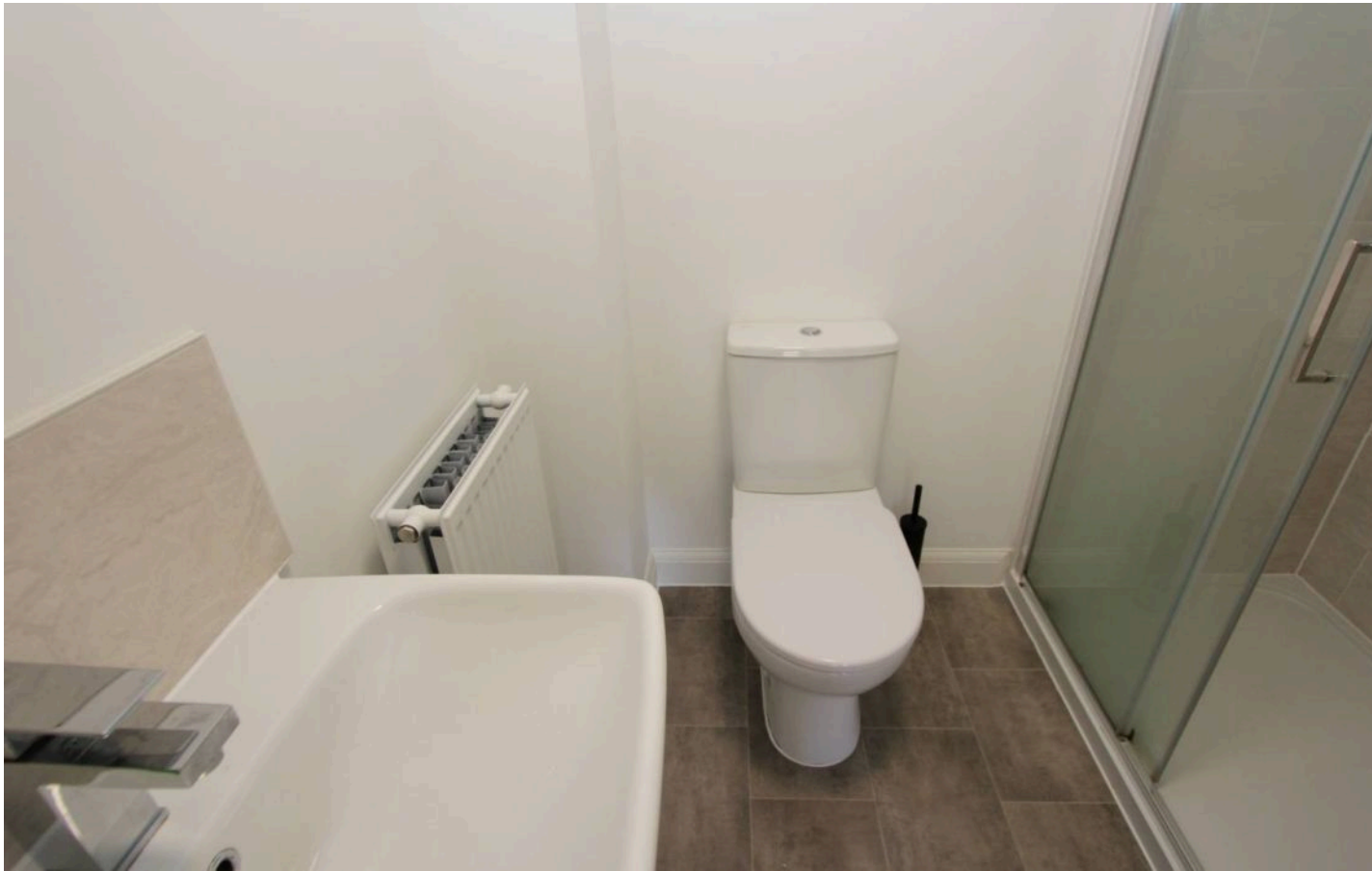


56 Ffordd Y Spitfire

St. Athan, Barry

- DETACHED FAMILY HOME.
- FOUR BEDROOMS. EN-SUITE.
- BARRATTS NEW BUILD.
- KITCHEN/DINER.
- CLOAKROOM/WC.
- GCH COMBI. UPVC.
- DRIVEWAY. DETACHED GARAGE.
- NO FORWARD CHAIN.
- VILLAGE LOCATION.
- EPC B84.





SERVICE CHARGE

Please note there is a service charge with this property used to the maintenance and upkeep of the site.

GROUND FLOOR

Entrance Hallway

Glazed front door. Radiator. Stairs to first floor. Understairs cupboard. Doors to sitting room, kitchen/diner and cloakroom/WC.

Cloakroom/WC

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

Low level WC. Radiator. Pedestal wash hand basin. UPVC opaque window to side. Vinyl floor covering.

Sitting Room

16' 7" x 11' 2" (5.05m x 3.40m)

UPVC window to front. Radiators.

Kitchen/Diner

18' 1" x 13' 8" (5.51m x 4.17m)

UPVC French doors to rear. UPVC window to rear. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Gas hob with oven and hood. One and a half bowl stainless steel sink with mixer tap. Integrated dishwasher, fridge and freezer. Down lighting. Airing cupboard containing the wall mounted combination boiler providing the central heating and hot water. Space for dining table and chairs.



FIRST FLOOR

Landing

Loft access. Cupboard. Doors to bedrooms and bathroom.

Bedroom 1

13' 10" x 9' 7" (4.22m x 2.92m)

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

En-Suite

6' 0" x 6' 9" (1.83m x 2.06m)

Radiator. Pedestal wash hand basin. Shower enclosure with mixer shower. Low level WC.

Bedroom 2

9' 2" x 9' 10" (2.79m x 3.00m)

UPVC window to rear. Radiator.

Bedroom 3

8' 9" x 7' 1" (2.67m x 2.16m)

UPVC window to front. Radiator.

Bedroom 4

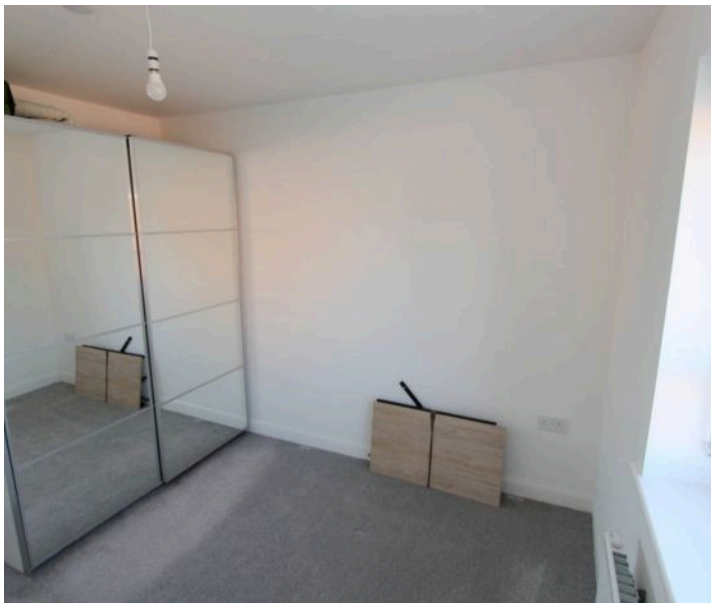
6' 10" x 8' 7" (2.08m x 2.62m)

UPVC window to rear. Radiator.

Family Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

Panelled bath. Low level WC. Pedestal wash hand basin. Opaque UPVC window to side. Radiator.





GARDEN

Rear Garden - enclosed and laid to lawn, with a gate to the side.

GARAGE

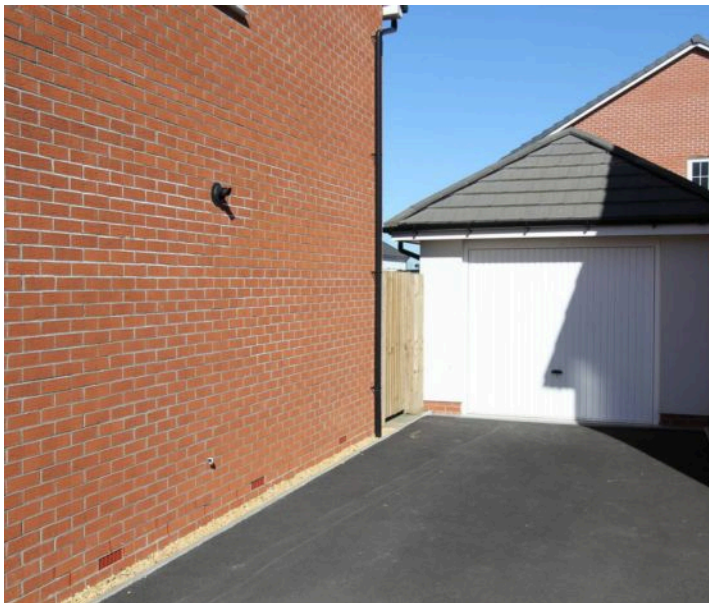
Single Garage

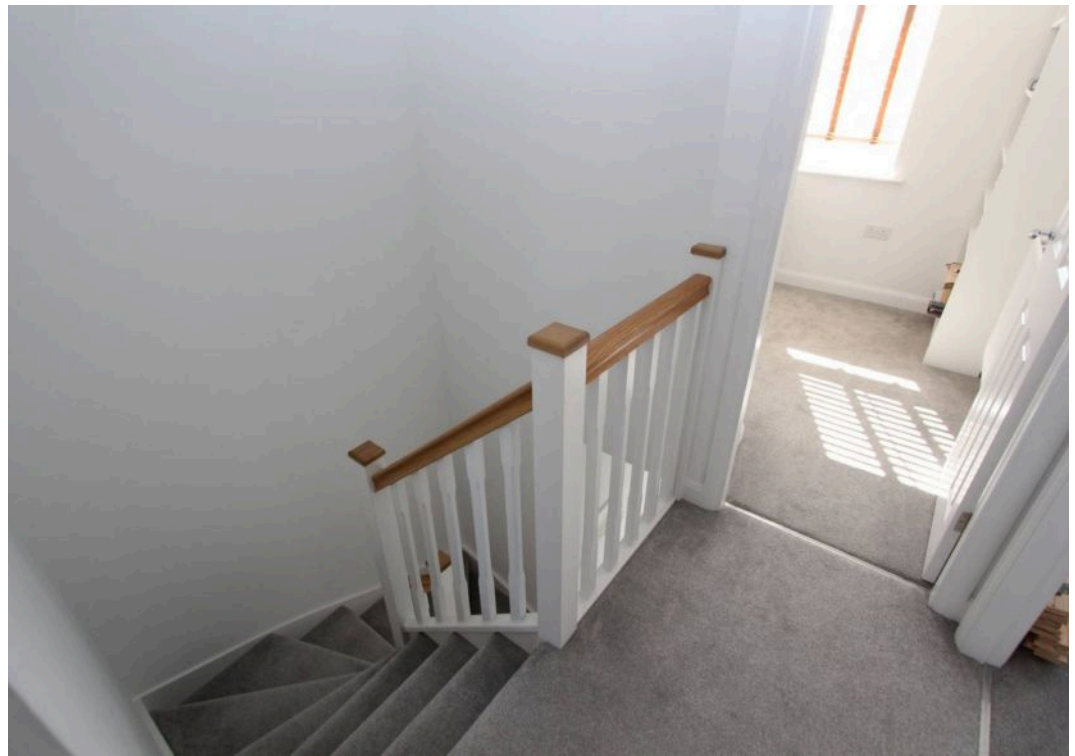
A detached garage with up and over door.

DRIVEWAY

2 Parking Spaces

Driveway providing off road parking for two cars.







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.