







## 9 Fferm-y-Graig

St. Athan, Barry

This superb and charming barn conversion in the village of St Athan, Vale of Glamorgan, is part of an award winning development – and 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/dining room, and kitchen to the ground floor. To the first floor are two bedrooms and family bathroom. Outside to the front is an enclosed private cottage style garden with allocated parking for two cars adjoining the property. 9 Fferm-y-Graig enjoys gas central heating with a combination boiler. Viewings are recommended to fully appreciate the quiet tucked away position, easy access to the village shops, and the character of the property. Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: C EPC Environmental Impact Rating: D



- SEMI DETACHED COTTAGE.
- TWO BEDROOMS.
- AWARD WINNING DEVELOPMENT.
- TWO PARKING SPACES.
- GCH COMBI.
- VERY WELL PRESENTED.
- EPC C69.
- QUIET VILLAGE LOCATION.





## GROUND FLOOR

### Entrance Hallway

Opaque glazed front entrance door. Ceramic floor tiles. Doors to kitchen and sitting/dining room. Storage cupboard.

### Kitchen

12' 2" x 8' 1" (3.71m x 2.46m)

Window to side. Radiator. Fully fitted kitchen comprising eye level units base units with work surfaces over. Space for white goods. Sink with mixer tap, Induction hob with oven and extractor hood.

### Sitting Room

17' 1" x 13' 8" (5.21m x 4.17m)

Stairs to first floor. Radiator. Window to front. Gas fire. Space for dining room table and chairs.

## FIRST FLOOR

### Landing

Doors to bedrooms and bathroom.

### Bedroom 1

10' 1" x 17' 3" (3.07m x 5.26m)

Window to front. Radiator. Wood effect flooring. Velux to rear.

### Bedroom 2

10' 1" x 8' 3" (3.07m x 2.51m)

Window to front. Radiator. Airing cupboard with wall mounted combination boiler providing the central heating and hot water.

### Family Bathroom

5' 5" x 6' 4" (1.65m x 1.93m)

Low level WC. Panelled bath with mixer shower attachment. Partially tiled walls. Velux to rear. Ceramic wash hand basin with mixer tap. Vertical radiator/heated towel rail.







## **GARDEN**

The sunny front garden is low maintenance and enclosed with gate. Space for table and chairs etc.

## **ALLOCATED PARKING**

2 Parking Spaces

Two parking space for the property next to the entrance gate.



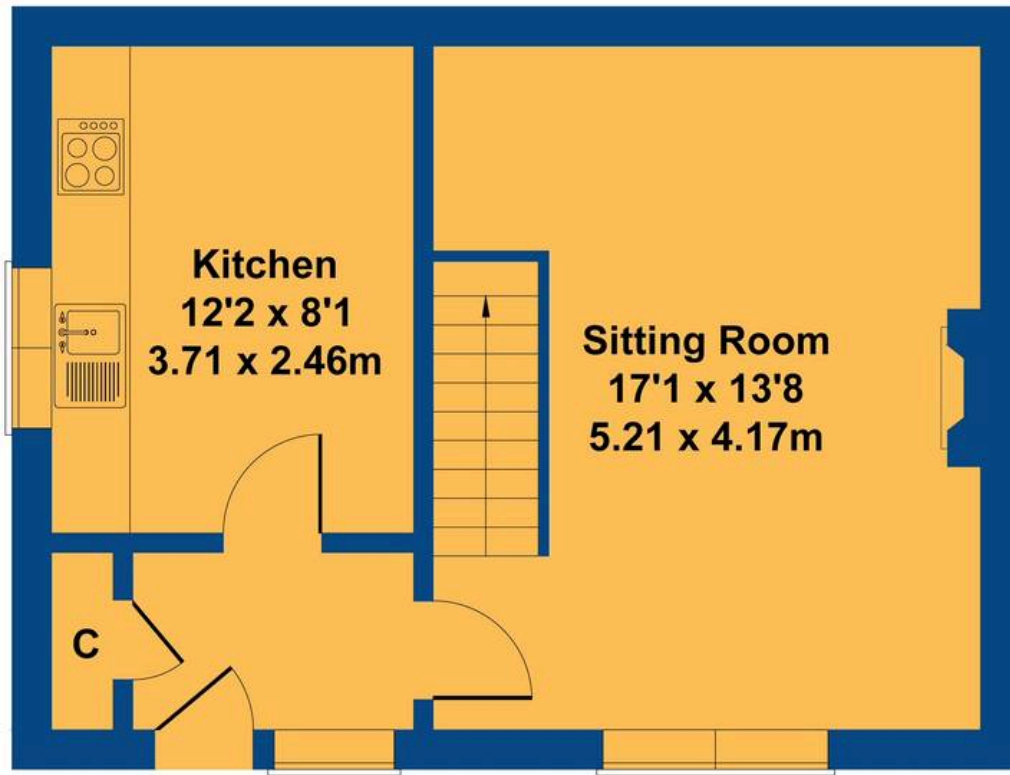




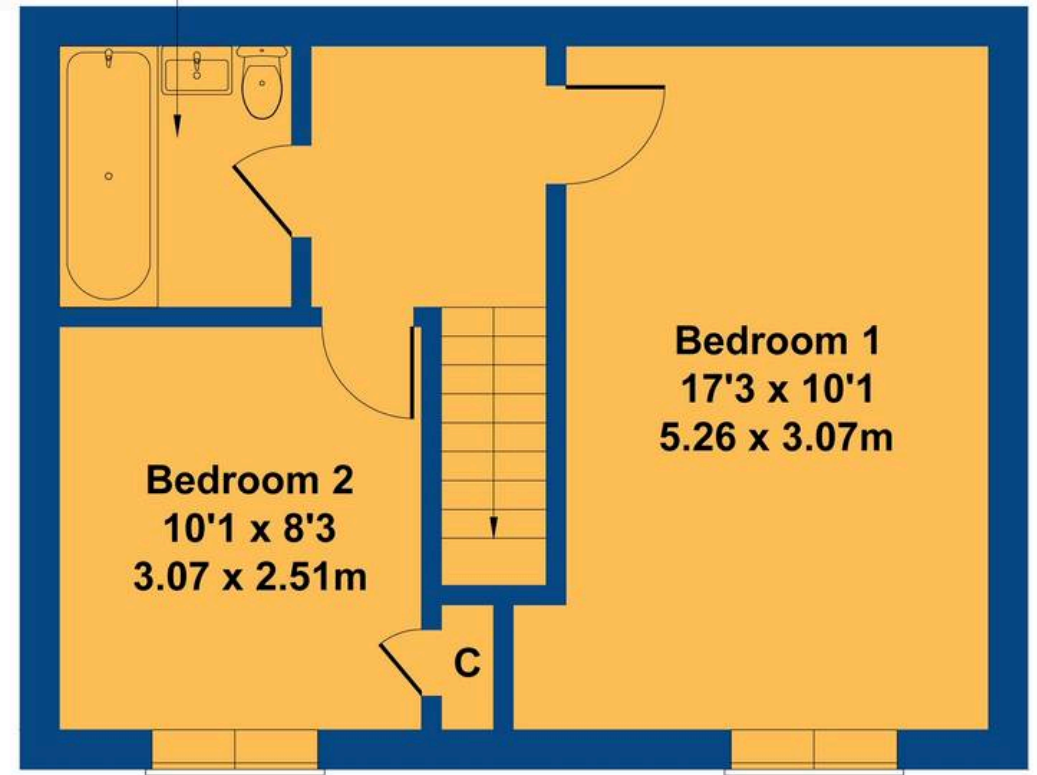
# 9 Fferm Y Graig

Approximate Gross Internal Area  
796 sq ft - 74 sq m

Family Bathroom  
6'4 x 5'5  
1.93 x 1.65m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
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