







## 39 St. Johns View

St. Athan, Barry

Rarely Available, this detached new build family home with conservatory and detached garage, is situated in a quiet position opposite an open green, in the heart of St Athan village, Vale of Glamorgan. Built by Barratts in 2017, this must see home is presented in excellent condition, and comprises to the ground floor entrance hallway, cloakroom/WC, sitting room, kitchen/diner, and conservatory. To the first floor is the master bedroom with en-suite, two bedrooms, and family bathroom. Outside, the front garden is open plan with a driveway for two cars leading to the detached garage, and to the rear is an enclosed garden with private aspect. The property enjoys gas central heating with a combination boiler (serviced yearly), fitted wardrobes, UPVC double glazing, security cameras, and Hive thermostat. Please note there is an annual service charge of circa £220 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 presentation, conservatory and corner position.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- DETACHED GARAGE. UTILITY.





## 39 St. Johns View

St. Athan, Barry

- DETACHED GARAGE. UTILITY.
- UPVC. GCH COMBI. EN-SUITE.
- CONSERVATORY. DRIVEWAY.
- DETACHED NEW BUILD HOME.
- QUIET CUL DE SAC LOCATION.
- 3 BEDROOMS. CLOAKS/WC.







## GROUND FLOOR

### Entrance Hallway

Opaque glazed front entrance door. Doors to sitting room and cloakroom/WC. Radiator. Under stairs cupboard. Stairs to first floor. Amtico wood effect flooring.

### Cloakroom/WC

Dimensions: 5' 4" x 2' 10" (1.62m x 0.86m). UPVC opaque window to side. Radiator. Low level WC. Wash hand basin with mixer tap. Amtico wood effect flooring.

### Sitting Room

13' 3" x 16' 7" (4.04m x 5.05m)

UPVC Bay window to front. Radiators. Marble fireplace with electric log effect fire. Door to kitchen/diner.

### Kitchen/Diner

9' 9" x 20' 2" (2.97m x 6.15m)

UPVC window to rear. UPVC French doors to conservatory. Radiators. Amtico wood effect flooring. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink with mixer tap. Integrated fridge freezer, electric oven and gas hob with hood. Wall mounted Ideal combination boiler providing the central heating and hot water. Utility with work surface and space for white goods with fan. LED lighting. Under cupboard lighting. There is no dishwasher currently as the sellers converted it to a cupboard but it can house a dishwasher by removing shelf if required. White storage units and table and chairs to remain.

### Conservatory

12' 10" x 9' 1" (3.91m x 2.77m)

UPVC French doors to rear. Electric radiator for conservatories.





## FIRST FLOOR

### Landing

Radiator. Doors to bedrooms and family bathroom. UPVC window to side. Loft access. Wardrobe. Over stairs cupboard.

### Bedroom 1

10' 4" x 10' 6" (3.15m x 3.20m)

UPVC window to front. Radiator. Built in wardrobe. Door to en-suite.

### En-Suite

3' 10" x 7' 7" (1.17m x 2.31m)

Shower enclosure with mixer shower. Partially tiled walls. Wash hand basin with mixer tap. Low level WC. Vertical radiator. Vinyl floor covering.

### Bedroom 2

10' 10" x 9' 5" (3.30m x 2.87m)

UPVC window to rear. Radiator. Built in wardrobe.

### Bedroom 3

9' 3" x 9' 3" (2.82m x 2.82m)

UPVC window to rear. Radiator. Built in wardrobe.

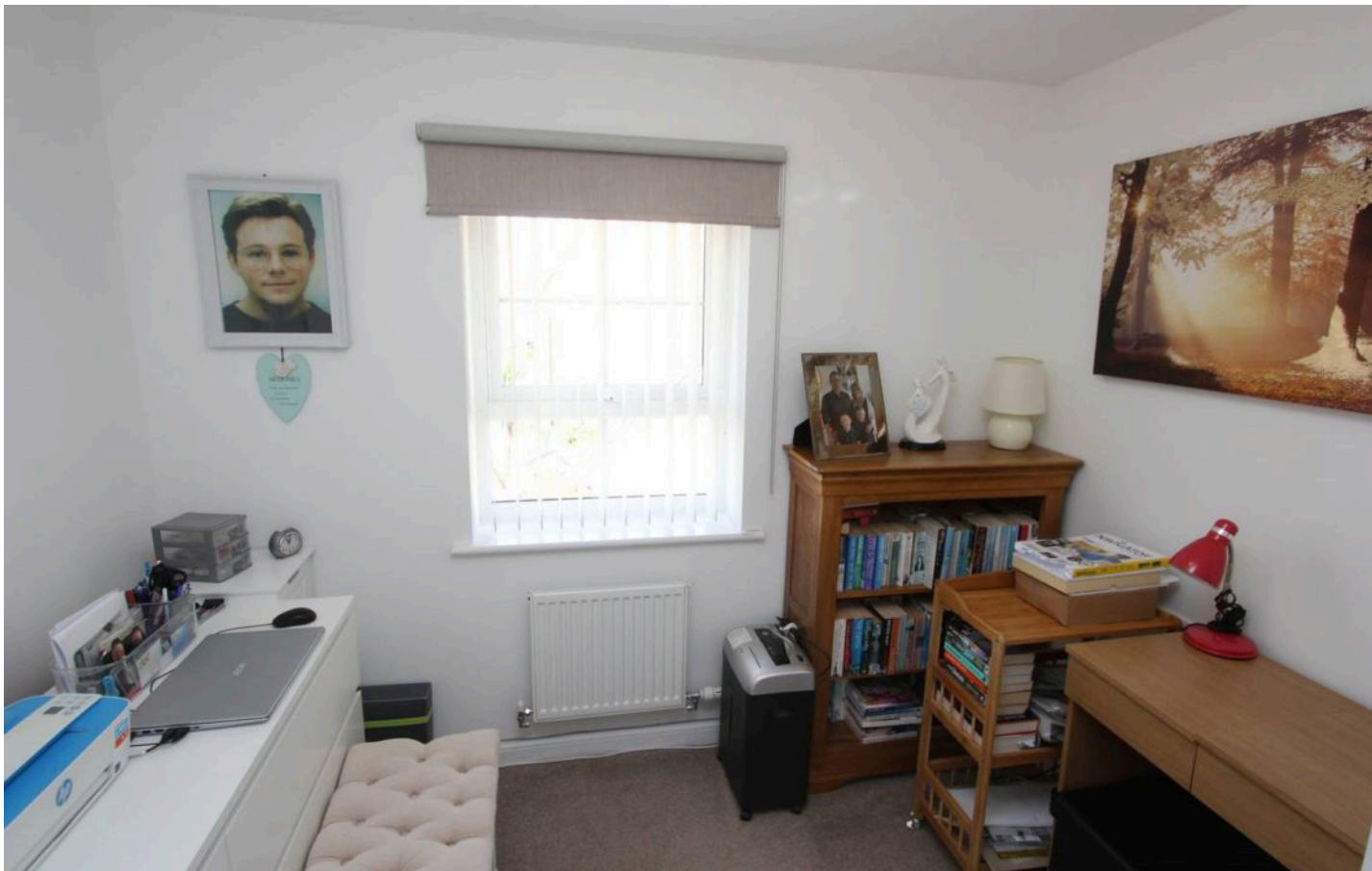
### Family Bathroom

6' 3" x 7' 8" (1.91m x 2.34m)

UPVC opaque window to front. Panelled bath with mixer shower attachment. Partially tiled walls. Low level WC. Partially tiled walls. Wash hand basin with mixer tap. Vertical radiator. Vinyl floor covering.







## **GARDEN**

Front garden - An open plan garden laid to lawn. Rear Garden - A well presented and enclosed level garden laid to lawn, with paved areas for table and chairs etc. Shed. Electric points. Water tap. Gate to side. Security lighting and cameras.

## **GARAGE**

Single Garage

Electric roller door. Power and lighting.

## **DRIVEWAY**

2 Parking Spaces

Driveway for 2 cars.









# 39 St Johns View

Approximate Gross Internal Area  
1244 sq ft - 116 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.





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