





## Westwoods Castleton Road

St. Athan, Barry

A unique opportunity to acquire this very spacious 4 double bedroom property built in 1966, with an agricultural tie, located in an idyllic rural position in St Athan village, Vale of Glamorgan. The property enjoys UPVC windows and doors, no forward chain, and owned solar panels. Westwoods is within walking distance of the local shops and amenities of St Athan village and within easy reach of the towns of Llantwit Major with its train station, Cowbridge and Rhoose. The stunning Heritage Coastline and beaches are also a short distance away. The property briefly comprises; entrance hallway, sitting room, cloakroom/WC, dining room, kitchen, rear porch and WC. To the first floor are 4 double bedrooms and wet room. Outside are gardens and a detached garage with driveway. Potential for extension to the rear, and inclusion of an en-suite to the first floor - subject to the usual consents.





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St. Athan, Barry

Viewings are highly recommended for those able to purchase a property with an agricultural tie and fully appreciate the countryside location and potential to further improve. Please note - an "agricultural tie," also known as an "agricultural occupancy condition" (AOC), is a planning condition that restricts the occupancy of a dwelling in the countryside to individuals employed, or last employed, in agriculture or forestry. In the event that a successful application is made for the removal of the agricultural occupancy condition within 10 years following the sale of the property, a sum equivalent to 30% of the original sale price, plus interest at 2% above base rate, shall become payable to the vendors. Council Tax band: E  
Tenure: Freehold EPC Energy Efficiency Rating: D  
EPC Environmental Impact Rating:



- SEMI DETACHED HOME.
- 4 BEDROOMS. EPC D57.
- 2 RECEPTION ROOMS.
- GARAGE. DRIVEWAY.
- AGRICULTURAL TIE.
- SUPERB COUNTRYSIDE LOCATION.
- POPULAR VILLAGE.
- CLOAKROOM/WC.



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## GROUND FLOOR

### Entrance Hallway

UPVC opaque glazed front entrance door with side panels. Electric storage heater. Stairs to first floor. Doors to sitting room, dining room and cloakroom/WC.

### Cloakroom/WC

Low level WC. UPVC opaque window to rear. Wash hand basin.

### Sitting Room

13' 10" x 20' 0" (4.22m x 6.10m)

UPVC windows to front and rear. Electric storage heater.

### Dining Room

9' 10" x 14' 0" (3.00m x 4.27m)

UPVC window to front. Opening to kitchen.

### Kitchen

12' 3" x 10' 6" (3.73m x 3.20m)

UPVC window to rear. UPVC opaque glazed door to rear porch. Ceramic floor tiles. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset two bowl stainless steel sink with mixer tap. Space for white goods. Rayburn (oil). Electric cooker. Partially tiled walls.

### Rear Porch

4' 5" x 14' 4" (1.35m x 4.37m)

Door to rear. Door to WC.

### WC

5' 10" x 6' 7" (1.78m x 2.01m)





## FIRST FLOOR

### Landing

UPVC window to rear with superb countryside views. Airing cupboard with hot water tank. Loft access with ladder (loft is boarded).

### Bedroom

8' 9" x 14' 1" (2.67m x 4.29m)

UPVC window to rear. Electric storage heater. Wardrobes.

### Bedroom

11' 5" x 13' 11" (3.48m x 4.24m)

UPVC window to front. Wardrobes. Electric heater. Built in wardrobe.

### Shower Room/West Room

5' 0" x 8' 2" (1.52m x 2.49m)

UPVC opaque window to front. Low level WC. Electric vertical radiator. Wash hand basin with mixer tap. Electric mixer shower. Non slip flooring.

### Bedroom

9' 10" x 13' 11" (3.00m x 4.24m)

UPVC window to front. Electric radiator. Wardrobe. Built in wardrobe.

### Bedroom

14' 1" x 10' 6" (4.29m x 3.20m)

UPVC window to rear. Wardrobe.





## **GARDEN**

Front – Sunny garden with gate. Rear and side garden – enclosed and laid to lawn, backing on to open countryside.

## **GARAGE**

## **OFF STREET**

## **SECURE GATED**



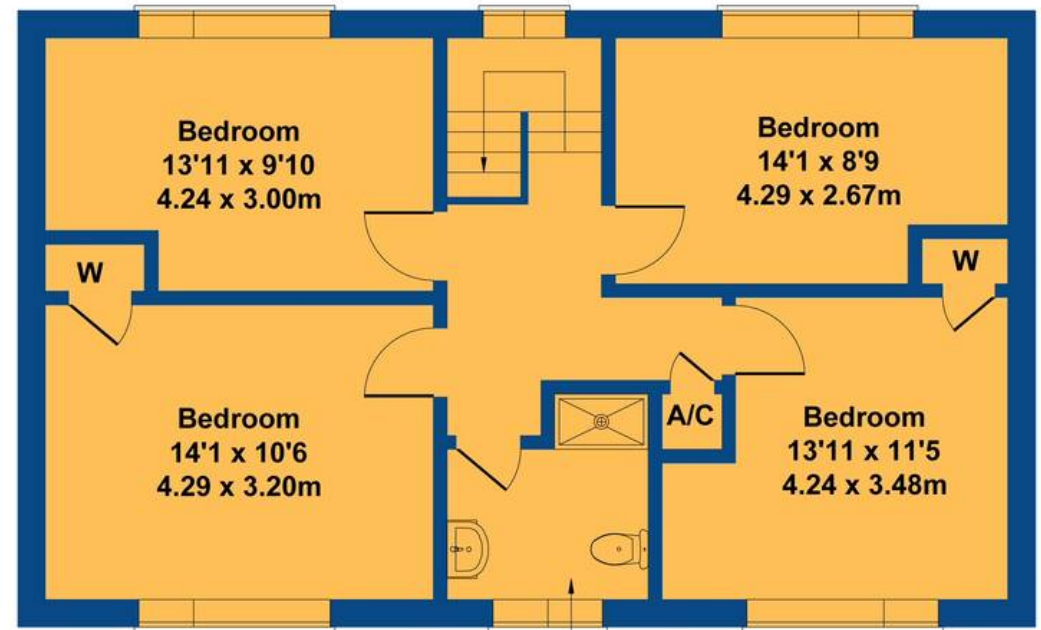


# Westwoods

Approximate Gross Internal Area  
1485 sq ft - 138 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



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