





14 Orchard Walk

St. Athan, Barry

This VERY WELL PRESENTED semi detached family home lies in a sought after location of St Athan Village, Vale of Glamorgan, very close to local amenities, shops and within easy reach of the Heritage Coastline. This 2016 Barratt built home with has been upgraded throughout by the current owners comprises; entrance hallway, cloakroom/WC, sitting room, and kitchen/diner. To the first floor are three bedrooms, with en-suite to the master bedroom, and a family bathroom.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- SEMI DETACHED HOME.
- BARRATTS NEW BUILD.
- NEAR TO PLAY PARK.
- ATTIC STORE/HOME OFFICE.
- LANDSCAPED GARDEN.
- DETACHED GARAGE. DRIVEWAY.
- 3 BEDROOMS.
- WELL PROPORTIONED ROOMS.
- EPC B83.





GROUND FLOOR

Entrance Hallway

3' 5" x 2' 11" (1.04m x 0.89m)

Opaque glazed front entrance door. Radiator. Stairs to first floor. Door to cloakroom/WC and sitting room. Ceramic floor tiles.

Cloakroom/WC

2' 11" x 5' 1" (0.89m x 1.55m)

Radiator. Low level WC. Corner wash hand basin with mixer tap. Ceramic floor tiles. Down lighting.

Sitting Room

11' 10" x 16' 1" (3.61m x 4.90m)

UPVC window to front. Radiator. Wood effect flooring. opaque UPVC window to side. Door to kitchen/diner. Wall panelling.

Kitchen/Diner

10' 5" x 14' 11" (3.18m x 4.55m)

UPVC French doors to rear. Wood effect flooring. Radiator. Under stairs cupboard. Down lighting. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink with mixer tap. Built in fridge freezer. Gas hob with electric oven, and hood over. Wall mounted gas boiler providing the central heating. UPVC window to rear.





FIRST FLOOR

Landing

Radiator. Door to bedrooms and bathroom. Over stairs cupboard (currently contains fixed ladder to loft store). Down lighting. Loft access (currently no ladder).

Bedroom 1

11' 8" x 8' 5" (3.56m x 2.57m)

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

En-Suite

8' 4" x 4' 6" (2.54m x 1.37m)

Low level WC. Pedestal wash hand basin with mixer tap. Shower enclosure with mixer shower. Down lighting. Radiator. UPVC opaque window to side.

Bedroom 2

10' 2" x 8' 5" (3.10m x 2.57m)

UPVC window to rear. Radiator.

Bedroom 3

8' 9" x 6' 3" (2.67m x 1.91m)

UPVC window to front. Down lighting.

Family Bathroom

5' 6" x 6' 3" (1.68m x 1.91m)

Low level WC. Radiator. Pedestal wash hand basin with mixer tap. UPVC opaque window to rear. Panelled bath with mixer tap. Wood effect flooring.

Attic Store

13' 10" x 6' 4" (4.22m x 1.93m)

Used as an office. Ladder from landing. Lighting. Power. In need of additional building works to comply with building regulations before being classed as a room. Current owners have said that the work to date will comply.





GARDEN

Front - low maintenance garden area. Rear Garden - enclosed private garden with new fencing, tiled area for table and chairs, artificial grass and decking. gate to side.

GARAGE

Single Garage

Up and over door. Power and lighting.

DRIVEWAY

2 Parking Spaces

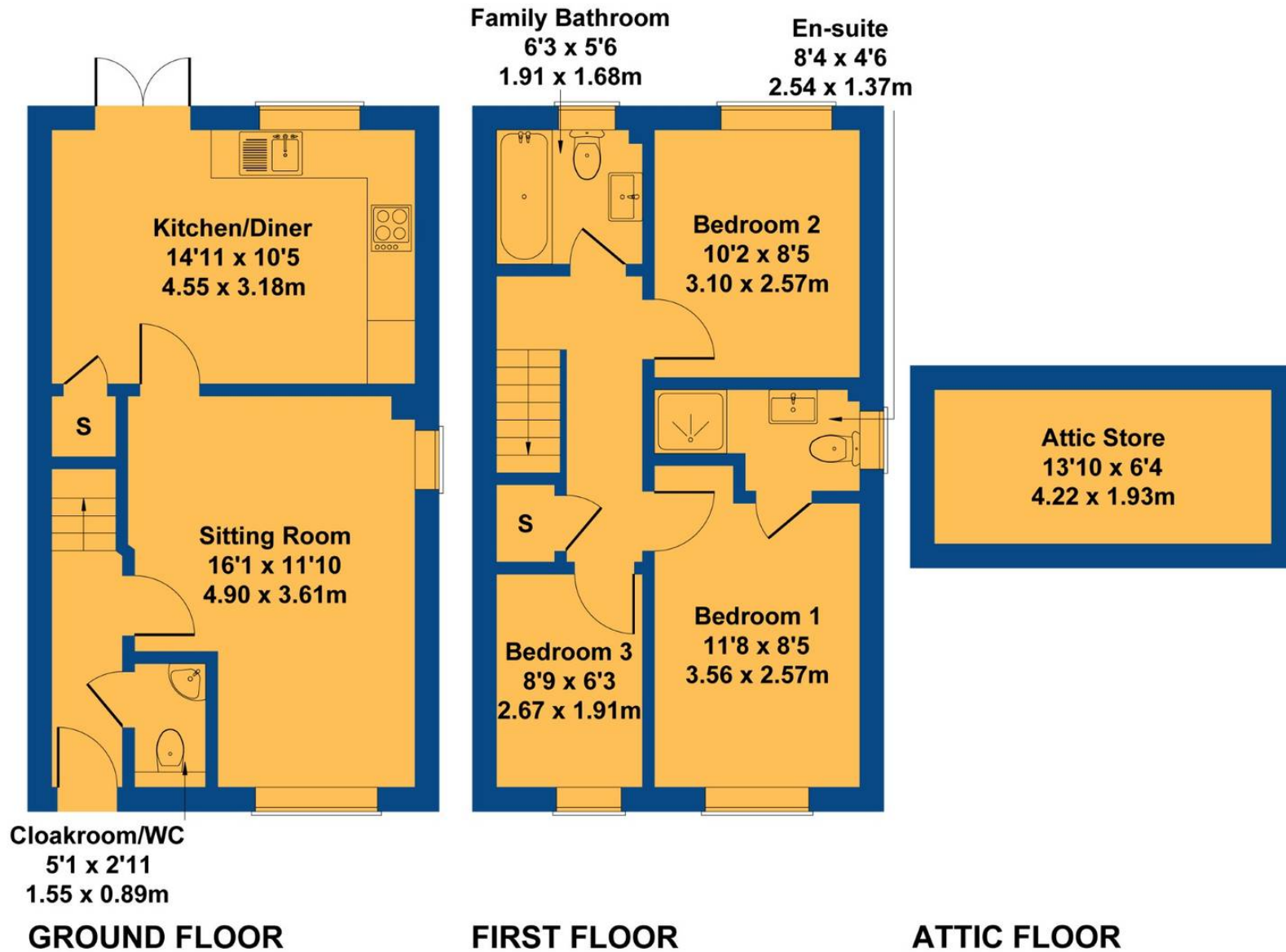
Driveway for two cars. EV charging point.





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Approximate Gross Internal Area
893 sq ft - 83 sq m



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/

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