



2 Orchard Walk, St. Athan,  
Vale Of Glamorgan, CF62 4NW

Watts  
& Morgan







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**Guide Price £400,000 - £415,000 Freehold**

### **4 Bedrooms : 2 Bathrooms : 3 Reception Rooms**

An immaculately presented and well-maintained four bedroom detached property. Built by Barratt Homes in 2017, this 'Cambridge' design is an ideal family home located in a quiet cul-de-sac in St.Athan. Accommodation comprises; entrance hallway, cloakroom/WC and utility, generous lounge, study and kitchen/living room opening into a family room with patio doors to the garden. First floor landing, bedroom one with en-suite shower room, three further spacious bedrooms and a 3-piece family bathroom. Externally enjoying lawned front and rear gardens with paved areas and private driveway parking for two cars leading to a single garage. No ongoing chain. EPC Rating: 'B'.

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### **Directions**

From our office in Cowbridge High Street, travel in an easterly direction. At the traffic lights at Eastgate, bear right and continue in the direction of St Athan. Continue through St Athan, passing the MOD base towards the heart of the old village passing the golf club (to your left). As you rise up towards the brow of the hill, turn left into St John's View and bearing right as you enter the development. Orchard Walk can be found beyond the play park towards the top of the development.

- Cowbridge Town Centre 5.1 miles
  - Cardiff City Centre 18.6 miles
  - M4 (J33) 14.2 miles
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**Your local office: Cowbridge**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

Neatly positioned in the popular 'Tathana's Court' development in St Athan Village, within walking distance of local amenities, playing fields and shops.

A composite glazed door opens into the welcoming hallway which is laid with travertine stone tiled flooring and a carpeted staircase leads to the first floor. On offer is a ground floor cloakroom/WC and a cloaks cupboard.

The lounge is a generous sized bay-fronted reception room with newly fitted carpeted flooring and broad window to the front aspect with fitted blinds to remain. From here, a courtesy door leads through into the dining room.

Opposite the lounge lies a study/home office with front facing window, with ample space for office furniture.

To the rear of the property and spanning the width of this family home lies the open plan kitchen/dining/family room with patio doors to the rear garden. The kitchen has been fitted with a range of farmhouse cream shaker style wall and base units with complementary textured work surfaces. A range of integral appliances to remain to include; a 4-ring gas hob with oven, grill and stainless steel splashback, plus a dishwasher. Space is provided for a freestanding fridge freezer (negotiable). Offering continuation of travertine stone floor tiles, a one and a half stainless steel sink unit with window overlooking the garden and a large under-stairs storage cupboard. The kitchen wraps into the dining area which is a lovely place to sit with French doors leading out to a rear patio area and a square arch continues through into the versatile family room with continuation of travertine floor tiles.

Adjacent to the kitchen is a utility room with courtesy door leading out to the front driveway. The utility has plumbing for appliances and one cupboard houses the 'Ideal' gas boiler.

The first floor landing provides a large airing cupboard with shelving for laundry and houses the hot water tank, and a loft hatch gives access to the loft space.

The principal bedroom is a light filled room with three uPVC windows to the front and side aspects. This bedroom benefits from carpeted flooring and has its own modern 3-piece en-suite shower room.

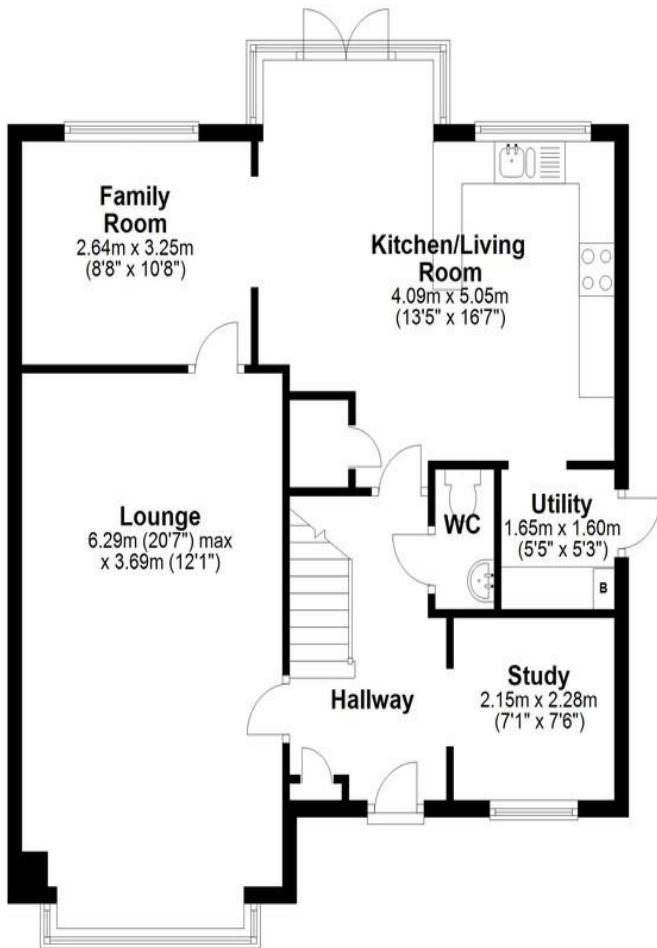
Three further spacious double bedrooms are offered to this floor, each with space for freestanding wardrobes and have shared use of the contemporary 3-piece family bathroom.





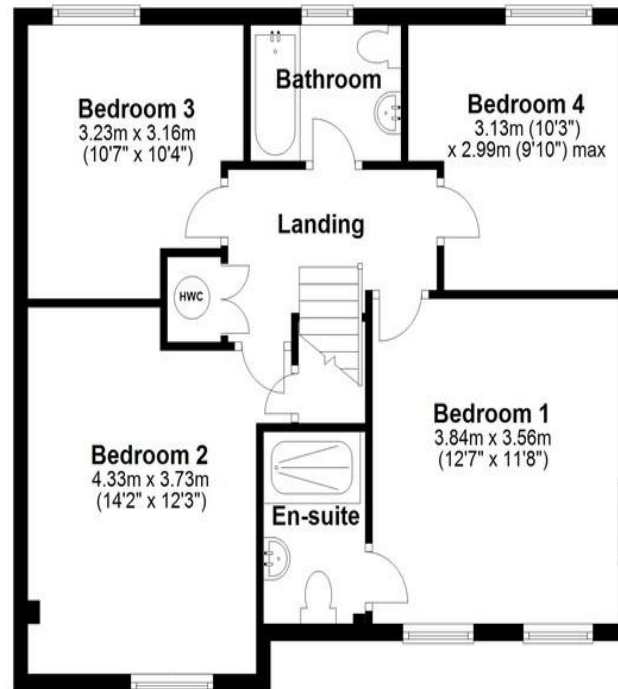
### Ground Floor

Approx. 71.7 sq. metres (772.2 sq. feet)



### First Floor

Approx. 61.7 sq. metres (663.8 sq. feet)



Total area: approx. 133.4 sq. metres (1436.1 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

### GARDENS AND GROUNDS

2 Orchard Walk is approached off the quiet cul-de-sac onto a private driveway providing off-road parking for two large cars, leading to a single garage with manual up and over door and a pedestrian gate leads into the rear garden.

The front garden is laid to lawn and to the rear is a predominantly lawned garden with patio area, shingle borders and a hard-standing area behind the garage which is ideal for a storage shed.

### ADDITIONAL INFORMATION

All mains services connected. Freehold. Council Tax Band 'F'. Communal Maintenance Charge TBC.

### PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		92
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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