



6b Rectory Drive  
Barry, Vale of Glamorgan, CF62 4PD

Watts  
& Morgan







## 6b Rectory Drive

St. Athan, Barry, Vale of Glamorgan, CF62 4PD

**Guide Price £350,000 Freehold**

**3 Bedrooms | 2 Bathrooms | 2 Reception Rooms**

**Stunning 3-Bedroom Semi-Detached Home in St Athan, Vale of Glamorgan**

Nestled in the picturesque village of St Athan, this beautifully presented 3-bedroom semi-detached home offers a perfect blend of modern living and countryside charm. Just a short drive from the market town of Cowbridge, the property enjoys a peaceful rural setting with excellent access to local amenities.

This charming home offers the perfect setting for family living, combining rural tranquillity with modern functionality. Don't miss the opportunity to view this exquisite property.



### Directions

Cowbridge Town Centre – 5.0 miles

Cardiff City Centre – 18.0 miles

M4 Motorway Culverhouse House – 13.0 miles

**Your local office: Cowbridge**

**T: 01446 773500**

**E: [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)**







## Summary of Accommodation

### About the Property

Impressive 3-Bedroom Semi-Detached Home in St Athan, Vale of Glamorgan.

Set in the picturesque village of St Athan, within the rural Vale of Glamorgan, this stunning 3-bedroom semi-detached property offers a perfect blend of modern living and charming countryside appeal. Just a short drive from the market town of Cowbridge, the location provides both tranquility and convenience.

Upon entry, you are welcomed into a beautifully presented entrance hall, featuring a convenient cloakroom and a separate downstairs WC. To the left, you'll find a versatile second sitting room, ideal for use as a home office or playroom. Continuing through, the heart of the home reveals a spacious open-plan kitchen and living area, beautifully designed for both comfort and style.

The living space boasts a central fireplace with a electric fire, creating a cosy atmosphere, while bifold doors from the dining area open onto the rear garden, allowing natural light to flood the space. The immaculate kitchen features cream cupboard doors, wood-effect worktops, and high-spec appliances, including a built-in Hotpoint dishwasher, washer/dryer, oven, and induction hob. With Hilary electric blinds in front of the bifold doors, the room retains its cottage charm while offering modern functionality.

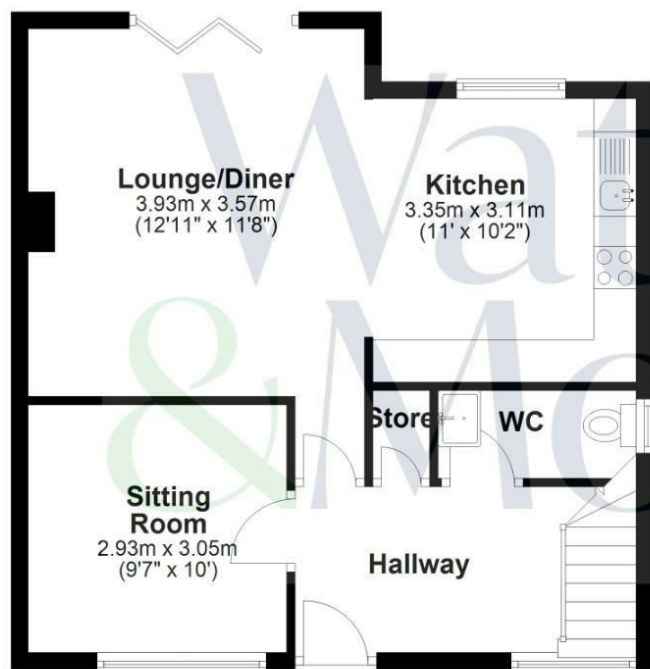
Upstairs, the property continues to impress with three well-proportioned bedrooms, each tastefully decorated. The master bedroom benefits from stylish fitted wardrobes and lovely views over the rear garden, along with an en-suite shower room for added convenience. Luxury Hilary's Roman blinds are fitted throughout the upstairs, adding an elegant touch to the space. A family bathroom, complete with a contemporary 3-piece white suite and stunning tiled walls, completes the first floor.

With its ideal blend of rural charm and modern features, this home provides the perfect setting for family living. Don't miss the opportunity to view this exquisite property!



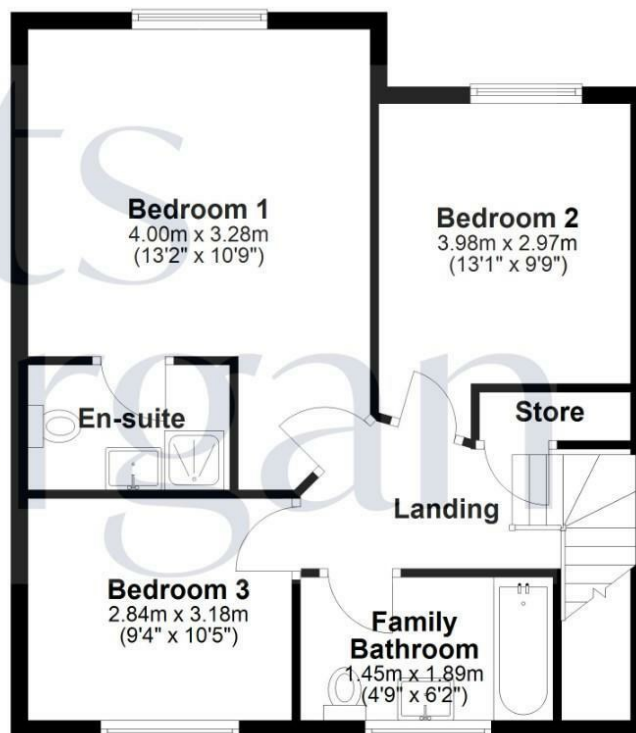
## Ground Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



## First Floor

Approx. 53.6 sq. metres (576.8 sq. feet)



Total area: approx. 97.2 sq. metres (1045.8 sq. feet)

## Garden & Grounds

To the front of the property, you'll find ample off-road parking, along with a side access gate that leads to the rear garden.

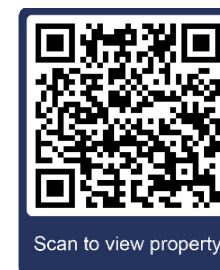
Bifold doors from the dining area open seamlessly onto a unique and tranquil South facing garden, offering the perfect space for both relaxation and entertaining. A thoughtfully designed pergola provides a shaded retreat, ideal for unwinding or hosting gatherings. The rear garden is beautifully landscaped, offering a haven for gardening enthusiasts, yet also flexible enough for those seeking a low-maintenance outdoor space. Whether you're looking to nurture a green thumb or simply enjoy a peaceful outdoor sanctuary, this garden caters to all needs.

## Additional Information

Freehold. All mains services connect to the property. Gas-Combi Boiler. Sprinkler System. Council tax: Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	85	
(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 & Wales	EU Directive 2002/91/EC	



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.





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