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## 106 Ffordd Y Spitfire, St. Athan CF62 4HN

3 BEDS | 2 BATH | 1 RECEPT | EPC RATING B

Nestled in the serene village of St. Athan, Ffordd Y Spitfire presents an exceptional opportunity to acquire a stunning semi-detached house, known as Barratt's "Ellerton." This new build property, completed in 2024, boasts a generous living space, thoughtfully designed to cater to modern lifestyles.

As you enter, you are welcomed into a entrance hallway, through to an airy living room, perfect for relaxation or entertaining guests. The spacious kitchen is a highlight of the home, featuring integrated appliances that make cooking a delight. The property comprises three well-proportioned bedrooms, including a master suite with the added luxury of an en-suite shower room. A family bathroom serves the remaining bedrooms, ensuring convenience for all.

One of the standout features of this home is the larger than average rear garden, which is laid to lawn, providing an ideal space for outdoor activities, gardening, or simply enjoying the fresh air. The property also offers parking for two vehicles, a valuable asset in this charming village.

Parc Fferm Wen is surrounded by picturesque countryside and is just a short drive from the stunning Welsh coast, making it an ideal location for those who appreciate nature and outdoor pursuits. With Llantwit Major and Cowbridge nearby, residents can enjoy a variety of local amenities, shops, and eateries.

This immaculate home, perfectly combines comfort and modern living, making it an excellent choice for families or professionals seeking a peaceful retreat in a desirable location. Don't miss the chance to make this beautiful property your own.



## FRONT

Driveway to the side of the property. Paved pathway leading to a composite front door. Laid to Lawn. Adjacent open landscaped area. Side access to rear garden.

## Entrance Hallway

4'07 x 5'08 (1.40m x 1.73m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Fitted carpet staircase rising to the first floor. Wood Panelled door leading to living room. Composite front door with glass insert to front.

## Living Room

11'08 x 12'10 (3.56m x 3.91m)

Smoothly plastered ceiling, smoothly plastered walls with acoustic panelling to the feature wall. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to entrance Hallway. Wood panelled door to inner hallway.

## INNER HALL

3'05 x 5'09 (1.04m x 1.75m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wood panelled doors leading to living room, kitchen/dining, W.C Cloakroom and understairs storage.

## W.C Cloakroom

3'05 x 5'06 (1.04m x 1.68m)

Smoothly plastered ceiling, smoothly plastered walls with vent extractor. Vinyl flooring. Wall mounted radiator. Pedestal wash hand basin. Close couple toilet.

## Kitchen / Dining

9'11 x 14'11 (3.02m x 4.55m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the rear. UPVC double glazed French doors leading to rear garden. Fitted kitchen comprising of wall and base units. Wood laminate worktops and upstands. Integrated four ring gas hob, integrated oven. Stainless steel cooker hood. Integrated fridge/freezer. Integrated dishwasher, integrated washing machine. Spacious area ideal for dining furniture.

## FIRST FLOOR

### First Floor Landing

4'08 x 9'01 (1.42m x 2.77m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Wood panelled doors leading to bedrooms one, two and three. A further wood panelled door leading to family bathroom. Airing cupboard access. Fitted carpet staircase to the ground floor.

### Bedroom One

11'08 x 12'01 (3.56m x 3.68m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front. Wood panelled door leading to an en-suite shower room. Wood panelled door leading to the first floor landing.

### En-Suite

5'07 x 6'02 (1.70m x 1.88m)

Smoothly plastered ceiling, smoothly plastered walls with vent extractor. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front. Double shower with thermostatically controlled shower overhead. Pedestal Wash hand basin. Close Coupled toilet.

### Bedroom Two

8'10 x 10'07 (2.69m x 3.23m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear. Wood panelled door leading to the first floor landing.

### Bedroom Three

6'11 x 9'07 (2.11m x 2.92m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear. Wood panelled door leading to the first floor landing.

### Bathroom

6'03 x 5'07 (1.91m x 1.70m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Ceramic tiled splashbacks. Bath. Pedestal Wash hand basin. Close coupled toilet. Wood panelled door to landing.

## REAR

A larger than average enclosed rear garden. Feather edged fencing surrounding. Laid to lawn. Paved pathway. Side access to front. UPVC double glazed French doors leading to kitchen / dining.

## COUNCIL TAX

Council tax band C

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PHOTOGRAPH DISCLAIMER

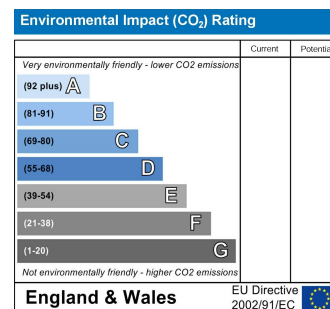
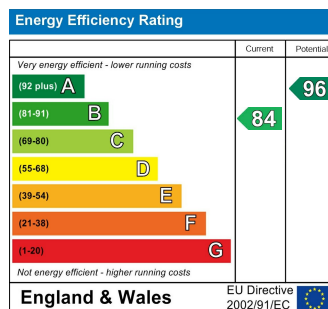
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## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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.

## TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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