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Higher End, St. Athan, Vale of Glamorgan

£525,000

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About the property

Opportunity to acquire a four-bedroom detached dormer bungalow on a sizeable plot of approximately 10,000 sq ft. Situated in a semi-rural location within Higher End, St Athan in the Vale of Glamorgan, the property benefits from close proximity to the Heritage coastline, excellent road links, school catchments, St Tathan Church, a golf club, and abundant amenities in St Athan.

The spacious accommodation includes a large dining room and lounge with a double-sided multi-fuel stove, servicing both rooms, a sitting room/study, a large double bedroom with en suite, and a ground-floor shower room. There is also a large kitchen/breakfast room and a conservatory. Upstairs, there are three further bedrooms, all equipped with sink units, ideal for B&B use, and a large family bathroom with ample storage, including a large airing cupboard.

The property offers ample gated driveway parking, a garage used as a utility room, and various sheds. Generous front and rear gardens with fence and hedge boundaries back onto fields and farmland. This versatile and spacious home is perfect for a growing family and must be viewed to be fully appreciated.

Accommodation

Directions

Upon entering the Village of St Athan (passing the RAF station on your right hand side), you will find a signpost to "Llantwit Road, leading to Higher End" indicating for you to turn right. Follow this road for approximately 1 mile. You will find the large corner plot of "Briarbank" on your left hand side.

Entrance

Enter via front door in to entrance hall. Tiled flooring, radiator. Through to

Inner Hall

Via wooden framed door with stained glass feature into inner hall. Offering space and hooks for coats. Laminate flooring and door to

Entrance Hall /Dining Room

20' 3" x 11' 11" max (6.17m x 3.63m max)
Versatile space, could be used as a dining room of. Stairs rising to the first floor. A double sided, multi fuel stove, which services both this space and the lounge. Two radiators. Triple glazed, UPVC window to the front aspect. Double, wooden framed, obscure glazed doors leading to;

Lounge

19' 10" x 11' 9" max (6.05m x 3.58m max)
Double sided, multi fuel stove, which services both this rooms and the entrance hall / dining room. Two radiators. UPVC, triple glazed window to the front aspect. Neutral carpet





Sitting Room

13' upto bay x 11' 9" max (3.96m upto bay x 3.58m max)

The vendors currently use this room as a home office. A UPVC, lead lined, bay window overlooking the front garden with further window to the side aspect. Electric fire and surround. Fitted carpets. Radiator

Kitchen

14' 8" max x 11' 6" max (4.47m max x 3.51m max)

Fitted with a large range of wall and base units in oak with complimentary work surface area over, including small breakfast bar. Stainless steel sink and drainer with further stainless steel inset wash bowl. Tiled floor and tiled splashbacks. Integrated, electric NEFF oven, induction hob and stainless steel NEFF "chimney" cooker hood. Space for washing machine, dishwasher, under counter fridge. Radiator. Double glazed windows to the side and rear aspects.

Conservatory

Large conservatory with tiled flooring, two fitted storage units, enjoying views over, and with double doors opening to the rear garden, paved and decked sun terrace. A solar control window film has been fitted to the entire roof to reduce the sun's heat, and 99% UV



during the summer months, and during the winter months helps retain generated heat. Further door

Master Bedroom

15' 3" x 9' 6" upto wardrobes (4.65m x 2.90m upto wardrobes)

Large double bedroom positioned on the ground floor with a large range of fitted wardrobes, large UPVC, window, enjoying views over the rear garden and adjoining fields. Radiator. Door to

En-Suite Shower Room

Double shower tray with curved glass screen. Fully tiled floors and walls. Wash hand basin with built in storage below. Wall mounted vanity mirror. Low level WC. Obscure glazed window to the side aspect. Heated towel rail in chrome.

First Floor Landing

A carpeted staircase leading up from the entrance hall / dining room. Three storage cupboards, Loft access. Doors to all first floor rooms

Bedroom Two

15' 5" x 15' 2" (4.70m x 4.62m)



Large bedroom with UPVC double glazed windows overlooking the rear garden and surrounding fields. Two built in storage cupboards. Radiator. Fitted carpets. Sink unit set in vanity and storage units

Bedroom Three

19' 8" max x 11' 9" max (5.99m max x 3.58m max) Some restricted head height due to pitch of roof. Velux window. Fitted carpets. Radiator. Two exposed beams. Sink unit set in vanity unit with storage under

Bedroom Four

Irregular Shaped Room 5' 2" max x 8' 7" max (1.57m max x 2.62m) A single and irregular shaped bedroom with built in storage cupboard. Radiator and window overlooking the front garden

Family Bathroom

Fitted with a white three piece suite comprising, low level bath with electric shower over. Pedestal wash hand basin, low level WC Wood effect flooring,. Three towel rails. Obscure glazed window to the side aspect. Large storage cupboard and further walk in airing cupboard



Outside

"Briarbank" is set within a sizeable plot off approximately 10,000 sqft, comprising of front and rear gardens. Double gates within a wall and hedged boundary to the roadside provide access to a graveled driveway for multiple vehicles. A block paved hardstand in front of the garage. To the rear there is a private and mature garden space. It includes a paved and decked terrace, raised planters, space for vegetable patch. A sizeable area laid to lawn. Whilst the hedge boundary affords privacy from the roadside, there is a wooden fence allowing you to take in views of the adjoining open fields.

A paved path provides access from the rear of the property and links around to the front gardens.

To the front, is mainly laid to lawn with wall and hedged boundary to the roadside and again a fenced boundary overlooking the nearby farmland. Pedestrian gated accessed via steps from Old Llantwit Road. Footpath leads to the front door. A footpath provides access along the side of the property. Borders which have been thoughtfully planted with a wide variety of trees and shrubs interspersed with seasonal colour. Outside tap. Security lights.

Garage



Entered via a manual up an over door. The garage has light and power and the vendors utilise this space as a utility room and is easily accessed from the door from the conservatory within the property. Wall mounted shelving units.

Services

Oil central heating. Mains drainage, water and electric.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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