



Ffordd Y Spitfire, £210,000

- Guide Price £210,000 - £220,000
- Two Double Bedroom Semi- Detached Home in Cul De Sac Location
- Hallway, Lounge, Kitchen and Plenty of Storage
- Shower Room and Cloakroom
- 9 Years Remaining NHBC. Front and Rear Gardens and Parking for Two Vehicles
- EPC Rating: B



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About the property

Spacious two bedroom semi detached home, beautifully presented with parking for two vehicles. Close to amenities in St Athan and neighbouring towns of Cowbridge and Llantwit Major, schools and Heritage Coastline. A must-see!

Accommodation

Entrance Hallway

Welcoming front entrance door, radiator, and wood-effect flooring. Door leading to the sitting room.

Sitting Room

16' 9" x 12' 7" max (5.11m x 3.84m max)
Spacious area with stairs to the first floor fitted carpets, large double glazed window to the front aspect. Stairs rising to first floor and a door to the kitchen.

Kitchen

13' 9" max x 8' 5" max (4.19m max x 2.57m max)

Featuring French doors to the rear with glazed side panels. Fully fitted and upgraded kitchen provided by Barratt Homes with eye-level and base units, work surfaces, stainless steel sink with mixer tap, integrated fridge/freezer and dishwasher, inset gas hob with oven and hood, space for washing machine, wood-effect flooring, wall-mounted Ideal combination boiler, down lighting, and under-stairs cupboard. Door to the cloakroom/WC.



Cloakroom

Low-level WC, radiator, wood-effect flooring, and wash hand basin with mixer tap.

First Floor Landing

Carpeted staircase with handrail leading from the lounge to landing. Radiator, doors to bedrooms and shower room, loft access.

Bedroom One

13' 9" x 7' 8" (4.19m x 2.34m)

UPVC window to the rear, radiator, and built-in wardrobe.

Bedroom Two

10' 7" x 9' 3" (3.23m x 2.82m)

UPVC window to the front, radiator, built-in wardrobes, and over-stairs cupboard

Shower Room

Low-level WC, pedestal wash hand basin with mixer tap, partially tiled walls, wood-effect flooring, and shower enclosure with mixer shower.

External

Front Garden - Open plan, level, and laid to lawn.

Rear Garden - Enclosed, spacious and level rear garden mainly laid to lawn with patio area with gate to the side and outside tap.

Driveway Parking for two cars to the front of the property

Extra Information

Gas central heating with a combination boiler, a water sprinkler system throughout, UPVC double-glazed windows and doors. Please note there is an annual service charge for the maintenance of the development.

Floorplan



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