



Ffordd Y Spitfire, St Athan

Guide price £280,000-£290,000

- Council tax band C
- Maidstone house type, built by Barratt Homes in 2022 with a 10 Year NHBC Warranty
- Open-plan kitchen and dining with French doors to rear garden
- En suite to master bedroom, ground floor toilet
- Beautiful garden with pergola
- Two car driveway
- Family-friendly neighbourhood, close to amenities
- Ready to move in
- EPC Rating: B



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About the property

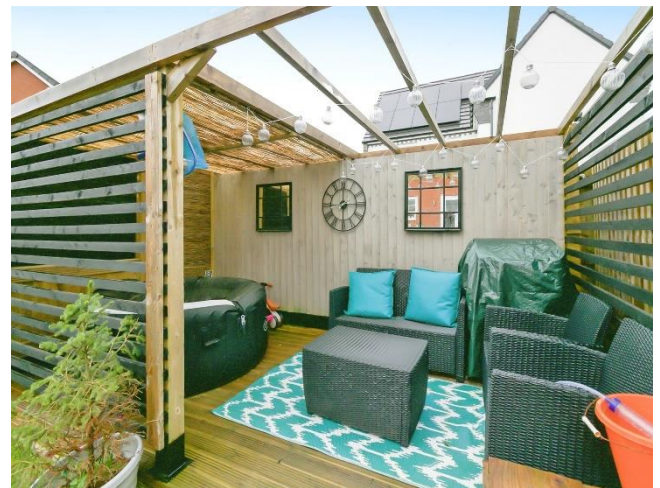
GUIDE PRICE £280,000 - £290,000. This well presented semi detached home situated on the sought after Parc Fferm Wen development, within the popular location of St Athan presents an exciting opportunity for first-time buyers and families alike. The property boasts a spacious lounge and three bedrooms with an ensuite to the master. It also conveniently features a ground floor toilet, adding to the overall practicality of the house. One of the standout features of this property is its open-plan kitchen and dining room with French doors leading to the rear garden, the perfect space for entertaining or enjoying a family meal.

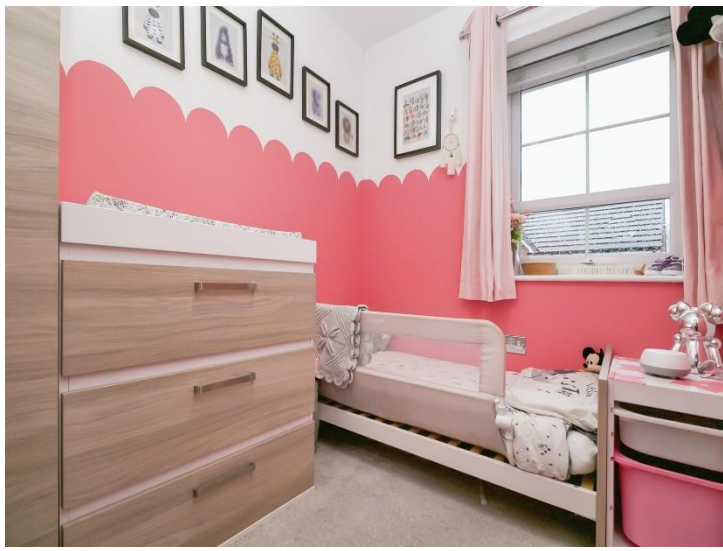
Further adding to the appeal of this property is its beautiful garden. This outdoor space features a decked pergola area, offering a shaded spot for some relaxation or outdoor dining during the warmer months.

The property also benefits from two parking spaces, removing any worries about finding a spot for your vehicle.

Located close to the Heritage coastline and the village of St Athan, everything you need is within easy reach. Whether you're popping out for groceries, heading to the beach, or meeting friends for coffee, you'll appreciate the convenience this location offers.

All in all, this property offers a modern, convenient lifestyle, perfect for those stepping onto the property ladder or for families looking for their next home.





Accommodation

Hallway

Stairs leading to the first floor, door to cloakroom, radiator, laminate flooring.

Cloakroom

5' 3" x 3' (1.60m x 0.91m)

WC, wash hand basin with tiled surround, radiator, laminate flooring.

Living Room

16' 2" x 11' 8" (Max) (4.93m x 3.56m (Max))

uPVC double glazed window to front, radiator and thermostat, carpeted flooring.

Kitchen

10' 5" x 15' 1" (3.17m x 4.60m)

Units to base and wall height, worktops inset with stainless steel sink and drainer, tiled splash back, four ring gas hob with stainless steel extractor hood over and Zanussi fan oven below, space for free standing fridge/freezer, space for undercounter washing machine, cupboard housing Ideal boiler with service history, understair storage cupboard, uPVC double glazed window overlooking rear garden and uPVC double glazed French doors leading to rear garden, radiator, laminate flooring .

Landing

Doors leading to three bedrooms and bathroom, radiator, access to loft space.

Bedroom One

13' 10" (Max) x 8' 5" (4.22m (Max) x 2.57m)

uPVC double glazed window to the front, radiator, carpeted, door to ensuite.

En Suite

8' 4" (Max) x 4' 5" (2.54m (Max) x 1.35m)

Walk in shower cubicle, WC, wash hand basin with vanity cupboard, heated towel rail, extractor fan, partially tiled walls, vinyl flooring.

Bedroom Two

10' 1" x 8' 5" (3.07m x 2.57m)

uPVC double glazed window to rear, radiator, carpeted.

Bedroom Three

10' 1" x 8' 5" (3.07m x 2.57m)

uPVC double glazed window to front, radiator, carpeted.

Bathroom

5' 6" x 6' 2" (1.68m x 1.88m)

WC, bath with electric shower over, wash hand basin, partially tiled, extractor fan, uPVC double glazed window to rear, radiator, vinyl flooring.

Rear Garden

Mostly laid to lawn with area laid to patio, pathway, decked area with pergola, shed, raised flower beds, fencing to boundaries, electrical sockets, water supply, gate to the front of the house.

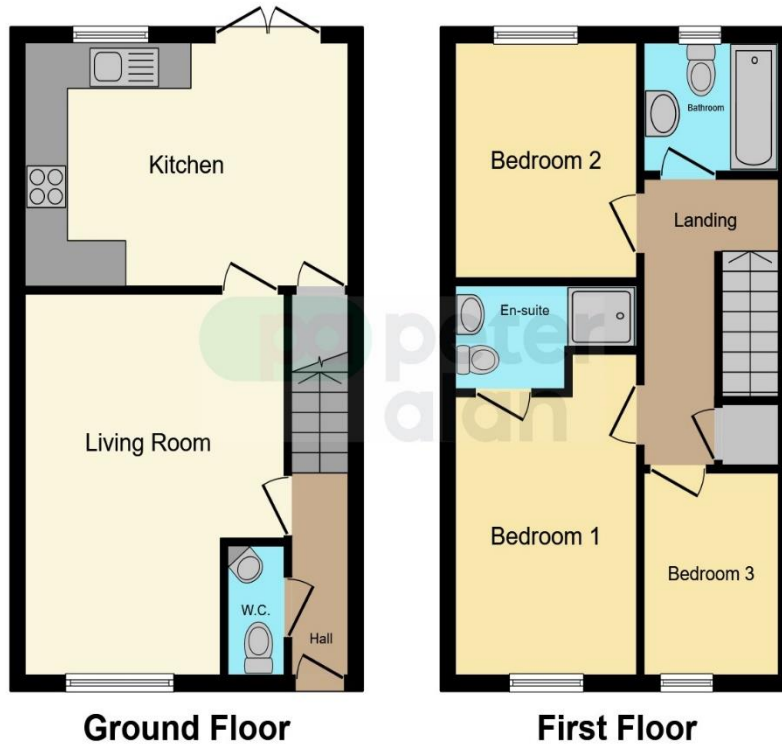
Front Of Property

Fenced frontage with shrubs and pathway to the front door, driveway for 2 cars.

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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