

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Rhodfa'r Hurricane, St. Athan Vale of Glamorgan

offers over £465,000

 **peter
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About the property

A rare and exciting opportunity to acquire a beautifully presented double-fronted four-bedroom family home on a private plot with stunning countryside views from every window. Tastefully decorated with luxurious colour schemes throughout and featuring a landscaped garden, this home is a must-see. Built in 2023, the "Avondale" housetype at 1496 sq ft by David Wilson Homes offers a clever use of space, perfect for modern living. The light-filled ground floor features French doors that open to the rear garden from both the dual-aspect kitchen and lounge. A versatile bay-fronted dining room at the front of the property can adapt to your family's needs. Each of the four bedrooms offers ample storage, with the main bedroom featuring a spacious en-suite shower room and a separate heating system, creating a private sanctuary. The main family bathroom includes both a bath and a double shower.

Externally, the property is accessed via a private entrance road shared with three other homes. There is a large single garage with a driveway, plus additional parking at the front. The private South facing, landscaped rear garden, accessible from the lounge, utility, and kitchen, has a sunny aspect perfect for entertaining and enjoying the sun throughout the day. This outstanding home is ready to move in and enjoy.

Accommodation

Location

Conveniently located within walking distance of various village amenities, including a Co-Op supermarket, post office and chemist. Two doctors surgeries, St Athan Church, a library, St Athan golf club, one pub and a restaurant and a petrol station closeby. The market town of Cowbridge is a few miles to the North and the B4265 Coast Road provides easy access to Cardiff, Barry and Bridgend. Cardiff Airport is a short drive away as is the Heritage Coastline and beaches. Railway stations at Llantwit Major and Rhoose connect to mainline stations in Barry, Cardiff and Bridgend

Hallway

Enter via composite front door into spacious hallway. Amtico flooring. Radiator. Carpeted stairs to first floor. Access to handy storage cupboard and doors to all ground floor rooms

Cloakroom/Wc

Fitted with wash hand basin with vanity unit and low level w.c. Obscure glazed window to the side aspect

Lounge

18' x 11' 10" (5.49m x 3.61m)
Accessed from hallway via half glazed door in to the main reception room with dual aspect views. French doors leading to the rear garden. Fitted carpets and radiator





Kitchen/Breakfast/Dining

21' 7" x 14' 6" (6.58m x 4.42m)

A stunning, social, bay fronted open plan and versatile space. The current vendors utilise it as a kitchen come dining room but could easily be adapted to suit your families needs.

A vast range of wall and base units by Sigma 3. Integrated appliances include 'Electrolux' dishwasher and fridge/ freezer. 5 ring gas hob with splashback, built in 'AEG' oven and microwave above and 1.5 sink and drainer. The kitchen island offers and mix storage units. Amtico flooring. UPVC French Doors lead out to the rear garden with full length UPVC windows to sides.

Utility

6' 9" x 5' 6" (2.06m x 1.68m)

Continuation of the Amtico flooring. Fitted with wall and base unit and sink and drainer. Space for washing machine and dryer. Cupboard housing central heating boiler. Radiator and door leading to rear garden

Study

9' 5" x 8' 2" (2.87m x 2.49m)

Another multi functional space. Utilised as a home office but could easily be a playroom, dining room or fifth bedroom.

Fitted carpets. Window to the front aspect and radiator



First Floor

Carpeted stairs lead from the hallway. Door to airing cupboard housing hot water tank, storage and shelving. Loft hatch and doors to all first floor rooms

Bedroom One

18' 4" x 11' 10" (5.59m x 3.61m)

With dual aspect views from two large UPVC windows with countryside views as far as the eye can see. Fitted wardrobes, two radiators, carpets and an independent heating system to this room. Door to en-suite

En Suite

7' 3" x 4' 8" (2.21m x 1.42m)

Fitted with three piece suite in white to include double shower with glass door, wash hand basin within vanity unit and low level w.c. Skimmed walls with tiled splashbacks. Herringbone Amtico flooring. Heated towel rail. Obscure glazed window to the side aspect.

Bedroom Two

17' 1" x 9' 2" (5.21m x 2.79m)



Two large UPVC windows to the front elevation with views over neighbouring fields. Fitted carpets, radiator and built in storage cupboard.

Bedroom Three

11' 8" x 10' 10" (3.56m x 3.30m)

UPVC window overlooking the rear garden and fields. Fitted carpets and radiator

Bedroom Four

12' 9" x 8' 4" (3.89m x 2.54m)

Dual aspect rural views from two large UPVC windows to the front and side aspects. Fitted carpets, built in storage cupboard and radiator.

Family Bathroom

9' 5" x 6' 4" (2.87m x 1.93m)

Fitted with a four piece suite in white comprising walk in shower with glass door, panelled bath, wash hand basin with vanity unit, and low level w.c. Skimmed walls and tiled splashbacks. Herringbone Amtico flooring. Heated towel radiator and obscure glazed window.

External

Garage



Larger than average single garage in block construction with up and over door. Power and lighting

Gardens And Grounds

Enjoy a completely private and South Facing rear garden, recently landscaped and accessible from the lounge, kitchen/dining room, and utility room. This haven features a mix of porcelain patio areas and lush lawn, enclosed by fence and wall boundaries. Raised timber beds accentuate the garden's borders. A timber pedestrian gate leads to the garage and driveway, which comfortably fits two cars, with additional parking available at the front.

This property sits at the end of a shared, private road with additional visitor parking bays.

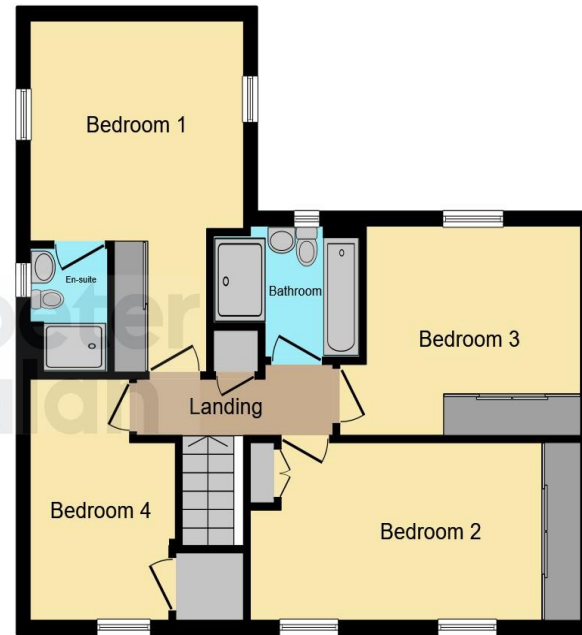


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Ground Floor



First Floor

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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