



## St. Johns View, St Athan

**£395,000**

- Four bedroom Detached family home including a bay-fronted lounge & en-suite master bedroom
- Integral garage, driveway for multiple cars & large rear garden
- Quiet private cul-de-sac setting with just three homes
- Walk distance to amenities. Close to Heritage Coastline.



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## About the property

Introducing the "Heathfield" by Barratt Homes – a well presented four bedroom, bay-fronted detached family home, nestled at the end of a private cul-de-sac of just three homes in the sought-after village of St Athan.

Step inside to discover spacious and thoughtfully designed accommodation, featuring a stylish kitchen/dining room, elegant bay-fronted lounge, practical utility room, and convenient cloakroom. Upstairs boasts four generously sized double bedrooms, including a master with en-suite shower room, a modern family bathroom, and a large storage cupboard.

Outside, you'll find an integral single garage, ample driveway parking for multiple vehicles, and a generous rear garden mainly laid to lawn – perfect for family living and entertaining.

Enjoy the convenience of nearby amenities, all within walking distance, including a Co-op supermarket, post office, chemist, two GP surgeries, St Athan Church, a pub, restaurant, and petrol station. The charming market town of Cowbridge is just a short drive away, with excellent road links via the B4265 to Cardiff, Barry, and Bridgend. You're also only moments from the stunning Heritage Coastline and local beaches, with railway stations at Llantwit Major and Rhoose nearby for easy commuting

.Don't miss this opportunity to own a premium home in a prime location. Contact us today to arrange your viewing!

## Entrance Hallway

Enter via double glazed composite front door. Wood effect flooring. Stairs rising to the first floor. Understairs storage cupboard Radiator and doors to all ground floor rooms

## Lounge

20' 3" into bay x 10' 10" max ( 6.17m into bay x 3.30m max )

Continuation of the flooring from the hallway in to the bay fronted lounge. Double glazed bay window to the front. Two radiators.

## Kitchen/ Dining Room

17' 1" max x 15' max ( 5.21m max x 4.57m max )  
An bright open plan space with UPVC double glazed bay window and French doors leading to the rear garden. The kitchen is fitted with a modern range of wall and base units with work surfaces over. Integrated appliances include fridge/freezer, dishwasher and single oven, 4 ring gas hob and extractor hood. Stainless steel sink and drainer and double glazed window overlooking the rear garden. Wood effect flooring and radiator. Door leading to the utility room

## Utility Room

6' 7" x 5' 11" ( 2.01m x 1.80m )  
UPVC double glazed door leading to the rear garden. Unit to wall and base height with work top over, space for white goods, radiator, wood effect flooring and door to cloakroom.

## Cloakroom

Fitted with a pedestal wash hand basin, low level w.c. Obscure double glazed window to the side aspect, radiator and wood effect flooring.

## First Floor Landing

Carpeted stairs lead from the entrance hall on to the first floor landing. Loft access, door to spacious storage cupboard and doors to all first floor rooms.

## Master Bedroom

13' 8" max x 13' 4" ( 4.17m max x 4.06m )  
Double glazed window to the front, fitted carpets, radiator, space for freestanding wardrobes and door to en-suite.

## En-Suite

Double shower enclosure with mixer shower, low level w.c, pedestal wash hand basin. Partially tiled walls. radiator, UPVC double glazed obscure window to the front. Wood effect flooring.

## Bedroom Two

12' x 10' ( 3.66m x 3.05m )

Two double glazed window to the front aspect. Fitted carpets and wardrobes. Radiator

## Bedroom Three

11' 4" x 9' 10" ( 3.45m x 3.00m )  
Double glazed window overlooking the rear garden. Wardrobe by separate negotiation, radiator and fitted carpets.

## Bedroom Four

10' x 9' 6" ( 3.05m x 2.90m )  
Double glazed window to the rear, radiator and fitted carpets.

## Family Bathroom

Three piece suite comprising panel bath with handheld attachment over. Pedestal wash hand basin, low level w.c, wall mounted cupboard. Obscure glazed window to the rear and wood effect flooring.

## External

Number 41 is nestled in a quiet cul-de-sac shared with just two other homes, offering a sense of privacy. Mature trees and a grassed verge create a natural buffer between the property and the entrance road.

To the front, a generous tarmac driveway provides ample parking space in front of the integral garage, which features an up-and-over door. A planted area beneath the bay window adds a touch of greenery and curb appeal.

A paved footpath leads along the side of the house, offering access to the rear garden via a secure, lockable gate. The rear garden is level and spacious, predominantly laid to lawn, with well-stocked planted borders, an outdoor tap, and fully fenced boundaries—ideal for families, pets, or simply enjoying the peaceful outdoors.

## Garage

19' 8" x 9' 10" ( 5.99m x 3.00m )  
Integral single garage with up and over door. Light and power. Wall mounted combination boiler.

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## Floorplan



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](http://www.focalagent.com)



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