



Rectory Drive, St Athan

guide price **£350,000 - £375,000**

- Beautifully presented contemporary home with stone frontage and characterful design.
- Spacious open-plan kitchen/living/dining area with bi-fold doors to sunny rear garden.
- Three bedrooms, including principal suite with en suite shower room.
- Private parking for two cars and enclosed south-facing garden with patio and lawn.
- Built circa 5 years ago, energy-efficient and low-maintenance.
- Fully fitted kitchen with integrated appliances included.



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About the property

An impressive and beautifully presented modern home with a striking stone frontage, designed to complement the historic character of neighbouring Tathan Hall while offering all the benefits of contemporary construction. Built approximately five years ago, this energy-efficient property enjoys a sheltered, south-facing rear garden and spacious, thoughtfully designed interiors that are ready for immediate occupation. The accommodation is arranged over two levels, with a bright entrance hall leading to a front-facing lounge and a spectacular kitchen/living/dining space spanning the width of the house. This open-plan family room features sleek fitted kitchen units, integrated appliances, and a square bay with bi-fold doors opening directly to the sunny rear patio and garden, creating a perfect space for indoor-outdoor living. Upstairs, the principal bedroom boasts an en suite shower room, while a second double bedroom and a versatile third bedroom (currently used as a dressing room with fitted wardrobes) are served by a stylish family bathroom. Outside, there are two private parking spaces to the front, and a secure, landscaped rear garden with patio and lawn, ideal for relaxing and entertaining. The house benefits from gas central heating via a Worcester combi boiler, all mains services, and lies within walking distance of St Athan's village amenities and only a short drive from the coast and nearby market towns.



Accommodation

Cloakroom

Push button WC, vanity wash hand basin with mirror above, Obscured double glazed window to side, wood effect floor, radiator, extractor fan.

Lounge

13' 9" x 10' 10" (4.19m x 3.30m)

A bright and welcoming front-facing family lounge overlooking Rectory Drive, ideal for relaxing or entertaining guests. UPVC double glazed window to front, radiator, carpeted.

Kitchen/Living/Dining Room

20' x 17' 9" (6.10m x 5.41m)

A superb open-plan space running the full width of the house, with modern fitted kitchen, living and dining areas, and bi-fold doors opening to the south-facing garden, perfect for family life.

Units to base and wall height, wood effect worktop and upstand, glass splash back, electric hob with extractor over, eye level oven, integrated fridge/freezer, integrated dishwasher, and washer/dryer, stainless steel sink and drainer, UPVC double glazed windows overlooking the rear garden, bi fold doors leading out to the patio area, wood effect flooring, radiators.

First Floor Landing

Doors to bedrooms and bathroom, UPVC double glazed obscure window to side, storage cupboard housing boiler, access to loft space, carpeted.

Principal Bedroom

12' 10" x 10' 6" (3.91m x 3.20m)

A generous front-facing double bedroom with UPVC double glazed window to front, radiator, carpeted and a contemporary en suite shower room.

Bedroom Two

11' 6" x 9' 6" (3.51m x 2.90m)

A good-sized rear-facing double bedroom with UPVC double glazed window overlooking the garden, carpeted.

Bedroom Three

8' 10" x 7' 10" (2.69m x 2.39m)

A versatile rear-facing single bedroom with UPVC double glazed window, radiator, carpeted, currently fitted with wardrobes and used as a dressing room.

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Floorplan



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