



## St. Johns View, St Athan

**£400,000**

- Family home in quiet cul de sac with four generous bedrooms
- Three reception rooms plus family room / kitchen
- Very well presented throughout
- Parking for three cars with EV charging point and Detached garage
- Generous rear garden and private front garden
- Built in 2017 and benefits from an NHBC certificate
- Ensuite shower room to the main bedroom, plus family shower room and cloakroom to the ground floor
- EPC Rating: B



 4  2  3



## About the property

A well presented four bedroom, bay-fronted detached family home, nestled at the end of a private cul-de-sac in the sought-after village of St Athan.

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

Outside, you'll find a detached garage, ample driveway parking for multiple vehicles, a private front garden and a generous rear garden, 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!





## Accommodation

### Hallway

Front entrance door beneath a shallow porch canopy. Attractive high-gloss tiled flooring and carpeted staircase leading to the first floor. Useful storage cupboard (2'9" x 2'9").

### Cloakroom

Fitted with a white suite comprising low-level WC and pedestal corner wash hand basin with mixer tap. Tiled flooring and wall tiling to suite. Extractor fan.

### Study

7' 6" x 7' ( 2.29m x 2.13m )

Front-facing aspect, radiator, carpeted.

### Living Room

19' 6" x 12' 9" ( 5.94m x 3.89m )

Spacious room featuring a deep rectangular bay window overlooking the front garden. Fitted carpet. Doorway to dining room.

### Dining Room

10' 6" x 8' 6" ( 3.20m x 2.59m )

Tiled flooring continuing from the hall. Picture windows with views over the rear garden. Open plan to the family room/kitchen.

### Family Room / Kitchen

16' 3" x 15' 9" ( 4.95m x 4.80m )

Tiled flooring flowing through both areas. The family room features a large glazed bay with full-height windows and French doors opening to the rear terrace.

The kitchen is comprehensively fitted with a range of cream wall and base units, parquet-style work surfaces with matching upstands, and lighting between units.

Integrated appliances include a 1.5 bowl sink unit, built-under dishwasher, built-in oven, stainless steel four-ring gas hob with extractor hood, and integrated fridge/freezer. Window overlooking the rear garden. Recessed ceiling spotlights. Radiators.

Large under-stairs pantry/storage cupboard (3'6" x 3') with tiled flooring.

### Utility Room

5' 9" x 5' 3" ( 1.75m x 1.60m )

Continuation of tiled flooring. Fitted wall and base units with work surface and tiled splashback. Space and plumbing for washing machine. Gas-fired combination boiler. Radiator. Part glazed door to side driveway.

### First Floor Landing

Carpeted landing with access to roof storage space. Shelved double-door airing cupboard. Radiator.

### Bedroom One

12' 6" x 11' 6" ( 3.81m x 3.51m )

Two front-facing windows plus an additional side window. Carpeted, radiator, door to en suite.

### Bedroom Two

14' 3" x 12' 3" ( 4.34m x 3.73m )

Large double bedroom with front aspect, radiator, carpeted.

### Bedroom Three

11' x 10' 3" ( 3.35m x 3.12m )

Rear aspect overlooking the garden. Radiator, carpeted.

### Bedroom Four

10' 3" x 9' 6" ( 3.12m x 2.90m )

Also overlooking the rear garden. Fitted carpet overlooking the rear garden. Radiator, carpeted.

### Family Shower Room

Walk in shower cubicle with tiled surround, vinyl flooring, obscured window to rear, radiator, extractor fan.

### To The Exterior

Private tarmac driveway with parking for three cars leading to a detached garage (19'9" x 11') featuring an up-and-over door, lighting, power, and high-pitched roof suitable for additional storage. The front garden is laid to lawn and enclosed by fencing with a paved pathway to the front door.

The rear garden is of generous size, with a paved terrace accessed directly from the family room, an additional decked seating area, and a lawned section ideal for family use.

EV car charging point and cold water tap.

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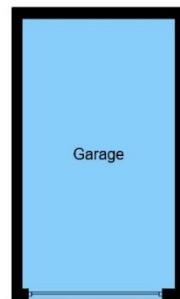
## Floorplan



Ground Floor



First Floor



Garage

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