



## Orchard Walk, St Athan offers in excess of £375,000

- Spacious Family Living - Four bedrooms, two reception rooms, and a modern layout designed for everyday family life.
- Modern Kitchen & Dining - Stylish fitted kitchen with breakfast area and patio doors opening to the garden.
- Outdoor Enjoyment - Expansive rear garden with patio area, perfect for children or summer entertaining.
- Ample Parking & Garage - Off-road parking for several vehicles plus a single garage
- EPC Rating: B





## About the property

Discover this impressive four-bedroom detached family home in the sought-after village of St. Athan, a perfect combination of modern living, space, and comfort.

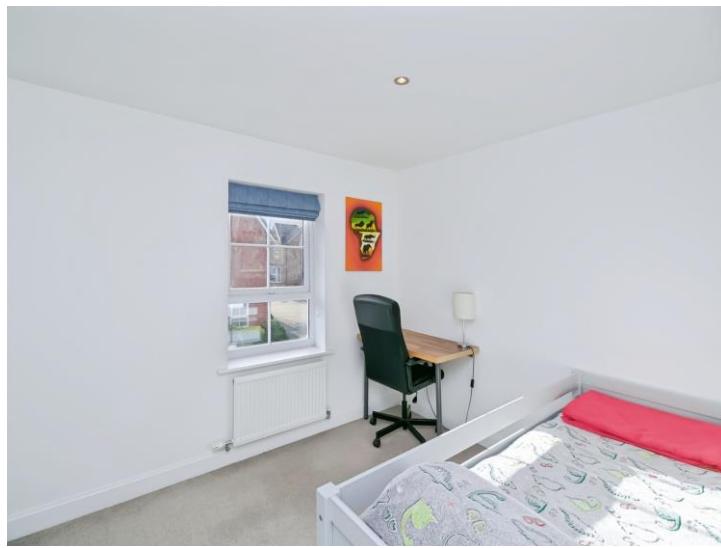
From the welcoming entrance hall, you're led into a spacious lounge featuring patio doors that open directly onto the rear garden, effortlessly blending indoor and outdoor living. A second reception room, currently used as a playroom, offers flexible space ideal for family activities, a home office, or dining room.

At the heart of the home lies the contemporary fitted kitchen and breakfast room, designed with both style and practicality in mind. With its own patio doors leading to the garden, it's the perfect setting for family meals or entertaining guests. A convenient downstairs W.C. adds to the home's functionality. Upstairs, the master bedroom provides all your storage needs and complete with an en-suite bathroom. Three additional well-proportioned bedrooms offer plenty of space for family members or guests, complemented by a modern family bathroom.

The exterior is equally impressive, featuring a generous rear garden ideal for children's play or summer gatherings, alongside a handy storage shed. Driveway and a single garage.

This well-presented property offers not just a home, but a lifestyle, combining contemporary comfort, practical design, and a welcoming community atmosphere. A wonderful opportunity for families seeking space and quality in the Vale Village of St Athan offering a vast range of amenities.





## Accommodation

### Entrance Hallway

Accessed via an obscure-glazed front door, the hallway features cushioned flooring, a radiator, and stairs rising to the first floor. There are two useful storage cupboards and doors leading to all ground floor rooms.

### Cloakroom

Fitted with a pedestal wash hand basin with tiled splashback and a push-button WC. Vinyl flooring, radiator, and extractor fan.

### Lounge

16' 4" x 10' 2" ( 4.98m x 3.10m )

A bright reception room with a window to the front aspect and patio doors opening onto the rear garden terrace. Radiator and fitted carpet.

### Dining Room

10' 9" x 9' 9" ( 3.28m x 2.97m )

A versatile additional reception room, currently used as a playroom. Dual-aspect with windows to the front and side. Radiator and fitted carpet.

### Kitchen / Diner

15' x 14' 11" ( 4.57m x 4.55m )

Well-appointed with a range of base and wall units and wood-effect worktops with matching upstand. Features include a 4-ring gas hob with glazed splashback and stainless steel extractor hood, stainless steel sink with tiled splashback, integrated fridge/freezer, dishwasher, and eye-level oven. Space for a washing machine and a dining table and chairs. Vinyl flooring, radiator, windows to the side and rear, and patio doors opening to the rear garden.

### First Floor Landing

Window to the rear aspect, loft access, radiator, and fitted carpet. Doors to all first-floor rooms.

### Bedroom One

13' ` x 9' 11" ( 3.96m ` x 3.02m )

A spacious dual-aspect room with windows to the side and rear. Fitted wardrobes with spotlights, radiator, and carpet. Door to the en-suite.

### En-Suite

Obscure window to the side. Fully tiled shower cubicle, push-button WC, pedestal wash hand basin with tiled splashback, vinyl flooring, radiator, and extractor fan.

### Bedroom Two

12' 10" x 10' 3" max ( 3.91m x 3.12m max )

Windows to the front and side. Fitted wardrobe, radiator, and carpet.

### Bedroom Three

12' 2" x 8' 11" ( 3.71m x 2.72m )

Window to the front aspect, radiator, and carpet.

### Bedroom Four

7' 4" x 7' ( 2.24m x 2.13m )

Window to the rear aspect, radiator, and carpet.

### Family Bathroom

Bath with tiled surround, push-button WC, pedestal wash hand basin with tiled splashback, vinyl flooring, radiator, and extractor fan.

### External

Front: Flower beds with mature shrubs to the front and side of the property. Access to the driveway and garage.

Rear Garden: Raised terrace area accessed from both the lounge and kitchen, with a side gate leading to the driveway and garage. Lower lawn and additional terrace area, enclosed by fencing and wall boundaries.

### Garage

Up-and-over door, power, and lighting.

01446 772857

enquiries@pablack.co.uk

pa peter  
alan

## Floorplan



Ground Floor



First Floor

Total floor area 109.7 m<sup>2</sup> (1,181 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

pa peter  
alan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

The Property  
Ombudsman

naea | propertymark  
PROTECTED