



## Rhodfa'r Hurricane, guide price £340,000

- GUIDE PRICE £340,000-£350,000
- 3 double bedrooms, including a top-floor master suite with en-suite
- Bay-fronted lounge and modern kitchen/dining room. En-suite to top floor bedroom plus family bathroom and Cloakroom
- Landscaped rear garden with decking, artificial lawn, and summer house





## About the property

This modern three-bedroom semi-detached Kennett house type, built in 2022 by David Wilson Homes, is beautifully presented and situated on a prominent corner plot within the popular St Athan development in the Vale of Glamorgan. The property features a double driveway, single garage, and a thoughtfully designed layout across three floors, with an entrance hallway, bay-fronted lounge, and stylish kitchen/dining room to the ground floor. The first floor offers two spacious double bedrooms with built-in wardrobes, and a family bathroom, while the entire top floor is dedicated to the impressive master suite with a generous bedroom and contemporary en-suite. Outside, the home boasts landscaped front and side gardens, a rear garden with composite decking and artificial grass, an additional lawned area with raised borders, and a timber summer house, all designed for low-maintenance enjoyment. Enhanced by numerous upgrades throughout, this is a move-in ready home that perfectly blends comfort, practicality, and modern style. Internal Viewing is an absolute must.



### **Entrance Hallway**

Entered via a composite front door into a welcoming hallway with luxury vinyl tiled flooring (LVT), radiator, and coat hooks. Doors lead to the cloakroom and lounge.

### **Cloakroom**

Continuation of the LVT flooring, part-tiled walls, pedestal wash hand basin, low-level WC, and extractor fan.

### **Lounge**

17' 3" into bay x 12' max ( 5.26m into bay x 3.66m max )

A bright, bay-fronted lounge fitted with made-to-measure wooden blinds (to remain), two radiators, luxury vinyl tiled flooring, and an under-stairs storage cupboard.

### **Kitchen / Dining Room**

15' 5" x 10' 5" ( 4.70m x 3.17m )

Spanning the full width of the property, this open-plan space enjoys views over the landscaped rear garden. The upgraded kitchen is fitted with Sigma 3 wall and base units in Highland Stone, complemented by grey Sonoma oak worktops. Integrated Zanussi appliances include fridge/freezer, dishwasher, and washing machine. Built-in Beko oven (replaced 2025), four-ring gas hob with chrome cooker hood, tile-effect splashbacks, and stainless-steel sink with drainer. Patio doors and a rear window flood the room with natural light. Space for dining table and chairs.

### **First Floor Accommodation**

Accessed via a carpeted staircase. Landing with door to airing cupboard.

### **Bedroom Two**

11' 6" upto wardrobes x 8' 7" ( 3.51m upto wardrobes x 2.62m )

Fitted with Sharps built-in wardrobes, carpet, radiator, and rear-facing window.

### **Bedroom Three**

10' 6" x 8' 7" ( 3.20m x 2.62m )

Also with Sharps wardrobes, fitted carpet, radiator, and front-facing window.

### **Family Bathroom**

A spacious suite with panel bath and overhead shower with glass screen, part-tiled walls, pedestal wash hand basin,

WC, and cushioned flooring. Obscure glazed rear window, chrome heated towel rail, and extractor fan.

### **Second Floor Accommodation**

From the first-floor landing, a staircase leads to a private master suite. Space under the stairs offers an ideal study area, with front-facing window and carpeted stairs to:

### **Master Bedroom**

21' 4" max x 15' 4" max ( 6.50m max x 4.67m max )

A superb room occupying the entire top floor, with space for a large bed and seating area. Two rear-facing Keylite roof windows and an additional front window create a bright, airy space. Two radiators and loft access. Door to en-suite.

### **En-Suite**

Fully tiled double shower cubicle, pedestal wash hand basin with vanity mirror, WC, part-tiled walls, cushioned flooring, rear Keylite roof window, chrome heated towel rail, and extractor fan.

### **External**

The front and side gardens are mainly laid to lawn with metal fencing, shrubs, and planting.

The rear garden enjoys a south-westerly aspect and has been thoughtfully landscaped with composite decking (with lighting), an area of artificial grass, slate chipping's, and an outside tap. A side gate leads to the driveway. At the rear, an additional enclosed garden area offers further lawn and raised flowerbeds – ideal as a children's play space, vegetable patch, or versatile extra garden.

### **Timber Summerhouse**

10' 10" x 7' 6" ( 3.30m x 2.29m )

Positioned in the rear garden. Currently without light and power. Great for utilising for additional seating or storage.

### **Garage And Driveway**

Double driveway providing off-road parking in front of a single garage with up-and-over door, light, and power.

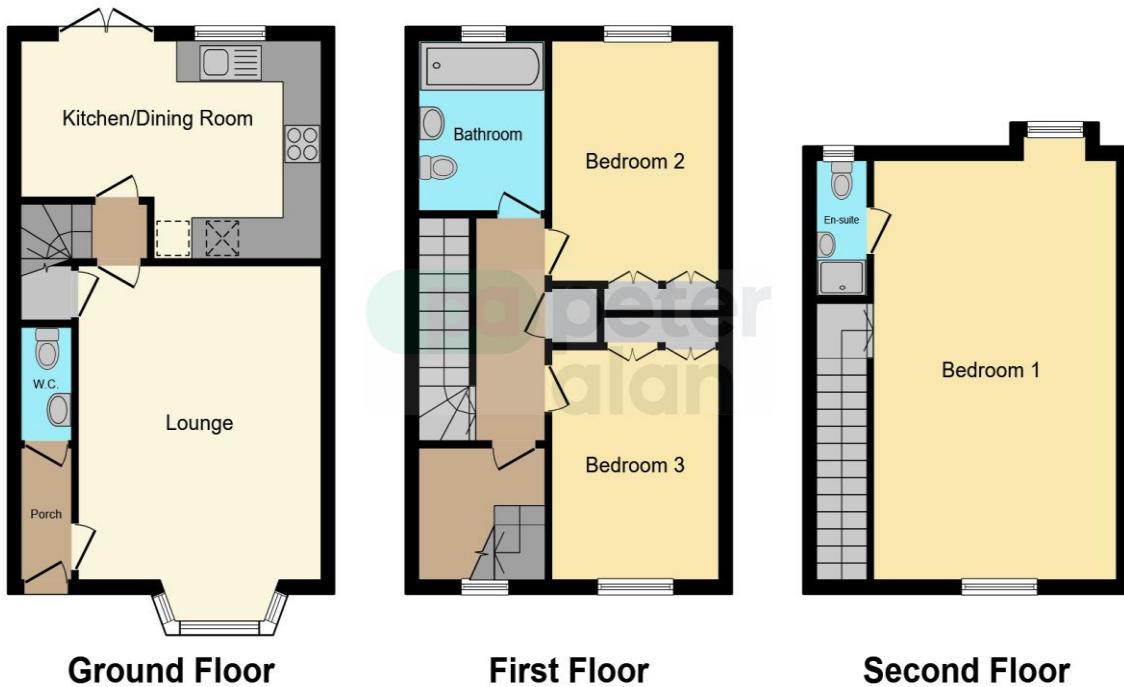
### **Additional Information**

The whole development will be subject to an estate management charge payable to Mainstay of approx £280 per annum. Mainstay are yet to take over so currently there are no charges to home owners. There is also a sprinkler system within the property. The boiler has been serviced annually since installation.

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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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