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Orchard Walk, St. Athan St. Athan

£450,000

 peter
alan

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About the property

Located in the heart of the popular Vale village of St Athan, this stunning, detached family home offers generous proportions, modern interiors, and excellent outdoor space. Beautifully maintained, it combines open-plan living with flexible private areas, ideal for growing families.

The welcoming entrance hall leads to a bright front reception room with a large bay window, while the standout kitchen/dining area features stylish units, wooden worktops, and patio doors opening onto the garden, perfect for entertaining. A utility room and separate home office add practicality.

Upstairs, four well-proportioned bedrooms all benefit from fitted storage, including a principal bedroom with en-suite, alongside a contemporary family bathroom.

Externally, the spacious, landscaped rear garden offers lawn, seating areas, and a pergola. A double garage and substantial driveway provide ample parking and storage.

A superb, move-in ready home in a sought-after Vale of Glamorgan location, close to local amenities, coastal walks, and transport links. A must see.

Accommodation

Entrance Hall

A welcoming and spacious entrance hall featuring attractive wood-effect flooring and neutral décor, creating a bright first impression while providing access to the principal ground floor accommodation.

Living Room

A generously sized front reception room with a large bay window allowing an abundance of natural light to fill the space. Finished with soft carpeting and neutral tones, this is an ideal room for both relaxing and entertaining.

Kitchen/ Dining Room

The heart of the home is this impressive open-plan kitchen and dining area, fitted with a range of white wall and base units complemented by wooden worktops. Offering excellent space for family dining and social occasions, the room benefits from patio doors opening directly onto the rear garden.

Utility Room

Conveniently located off the kitchen, the utility room provides additional storage, worktop space, and room for appliances, along with direct access to the rear garden.

Study / Playroom

A versatile and practical room ideally suited for home working, study space, or even a playroom depending on individual requirements.





Cloakroom

Fitted with a modern two-piece suite and conveniently positioned for guests and everyday family use.

First Floor Landing

Carpets, loft access and doors to all first floor rooms

Master Bedroom

A spacious double bedroom featuring fitted wardrobes and door leading to a modern en-suite shower room. Carpets and Radiator.

En-Suite

Contemporary shower room finished with stylish light grey tiling and wood-effect flooring, comprising a walk-in shower, wash basin, and W.C.

Bedroom Two

A well-proportioned double bedroom with fitted wardrobes and pleasant outlooks. Carpets and Radiator.



Bedroom Three

Another spacious bedroom offering built-in storage and neutral décor. Carpets and Radiator.

Bedroom Four

Currently utilised as a bedroom but equally suitable as a nursery, dressing room, or additional office space if required. Carpets and radiator.

Family Bathroom

A modern family bathroom fitted with a bath and overhead shower, w.c and wash hand basin, complemented by neutral tiling and contemporary fittings.

Rear Garden

Beautifully presented, generously sized, and thoughtfully landscaped, the rear garden is predominantly laid to lawn and offers a variety of seating areas. These include a charming pergola-covered space, perfect for outdoor dining and relaxation. Decorative slate chipping's add a touch of elegance, while the spacious layout provides an ideal setting for children's activities or simply enjoying and entertaining outdoors.



Double Garage And Driveway

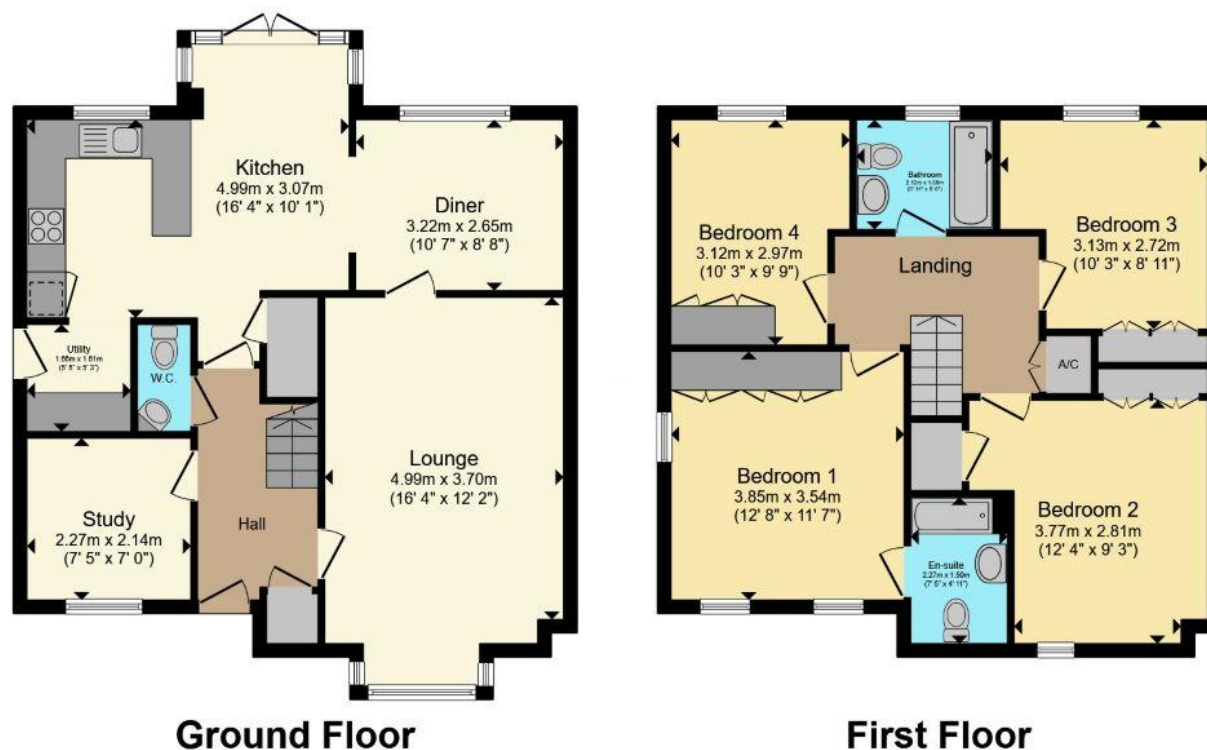
The property further benefits from a double garage and ample driveway parking, providing excellent practicality for modern family living.





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Total floor area 133.6 m² (1,438 sq.ft.) approx

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