The Overview

Property Name:
Rowan Grove, St. Athan, Barry



Price:
£220,000

Qualifier:
Asking Price

3 1 1 EPC D

The Bullet Points

- Built in projector
- Off-Street Parking
- Stunning Open-Plan Living
- Stylish Shower Room
- Generous Rear Garden
- Three Bedroom Semi-Detached
- High-Specification Finish
- Contemporary Fitted Kitchen
- Close to local transport links
- Move-In Ready

The Main Text

A beautifully presented three-bedroom semi-detached home, finished to an impressive contemporary standard . Situated in the popular village of St Athan, the property combines stylish modern interiors, generous living accommodation, off-street parking and a good-sized rear garden, making it an excellent choice for families, couples and buyers looking for a home ready to move straight into.

The standout feature is the superb open-plan kitchen and reception room, creating a spacious and sociable heart to the home. The kitchen has been finished with striking blue and wood-effect cabinetry, marble-effect work surfaces and splashbacks, integrated appliances and sleek contemporary fittings. The kitchen flows seamlessly into the living and dining areas, where there is ample space for both relaxing and entertaining. Complemented by modern tiled flooring, recessed lighting and contemporary radiators. Doors from the reception area provide direct access to the rear garden.

Upstairs, the property offers three bedrooms, providing flexible accommodation for a family, home working or guest space. The principal bedroom is a particularly generous double and benefits from built-in storage. The remaining bedrooms are well proportioned, with one currently arranged as a home office.

The first floor is completed by an impressive contemporary shower room, finished with large-format tiling, a walk-in rainfall shower, modern sanitaryware, a wall-mounted basin and heated towel rail.

Externally, the property continues to offer plenty of potential. There is off-street parking, while the enclosed rear garden provides a generous outdoor space suitable for entertaining, children, pets or further landscaping by the new owner.

With its high-specification kitchen, stylish shower room, spacious open-plan living arrangement and modern presentation throughout.

Local Area
St Athan is a well-established Vale of Glamorgan village offering a balance of residential surroundings and convenient access to the wider South Wales area. The village provides everyday amenities and is well positioned for nearby Llantwit Major, Rhoose, Barry and Cowbridge, where a broader selection of shops, supermarkets, leisure facilities, restaurants and services is available. The location also provides convenient access towards the Heritage Coast and surrounding countryside.

Local Transport Links
St Athan is conveniently positioned for travel throughout the Vale of Glamorgan, with road links towards Barry, Llantwit Major, Cowbridge, Bridgend and Cardiff. Nearby Llantwit Major railway station provides connections along the Vale of Glamorgan line towards Cardiff and Bridgend, while Rhoose Cardiff International Airport station provides another useful rail option. Local bus and school transport routes also connect St Athan with surrounding communities.

Local Schools
Families have access to a selection of educational facilities in the surrounding area. St Athan Primary School provides local English-medium primary education, while secondary provision in the wider area includes Llantwit Major Comprehensive School. Welsh-medium and faith-based schooling options are also available across the Vale of Glamorgan. The council currently lists dedicated school transport serving St Athan and surrounding areas, although buyers should confirm individual catchment areas and admissions directly with the Vale of Glamorgan Council.

The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.














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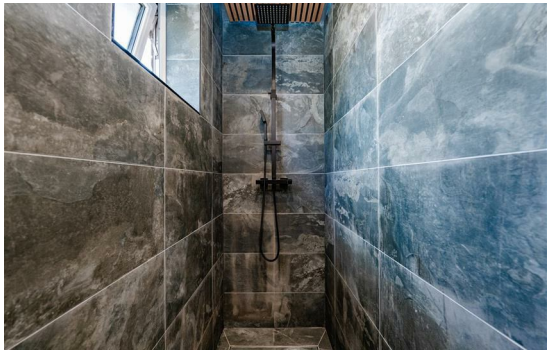











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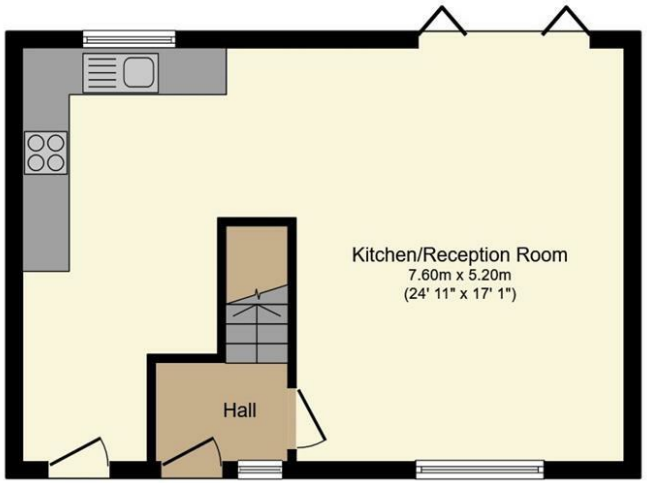
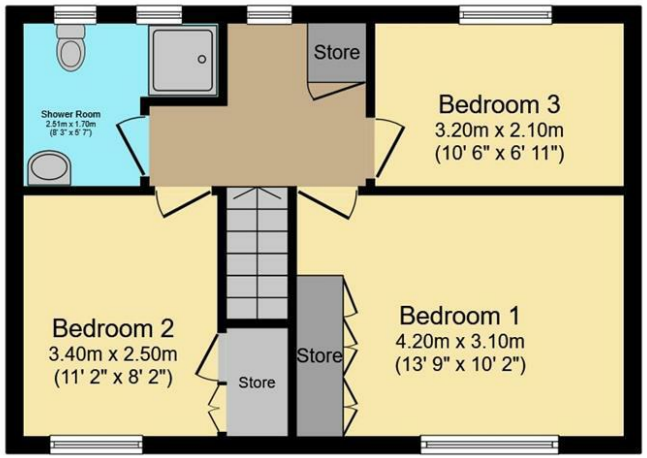
The Floorplan



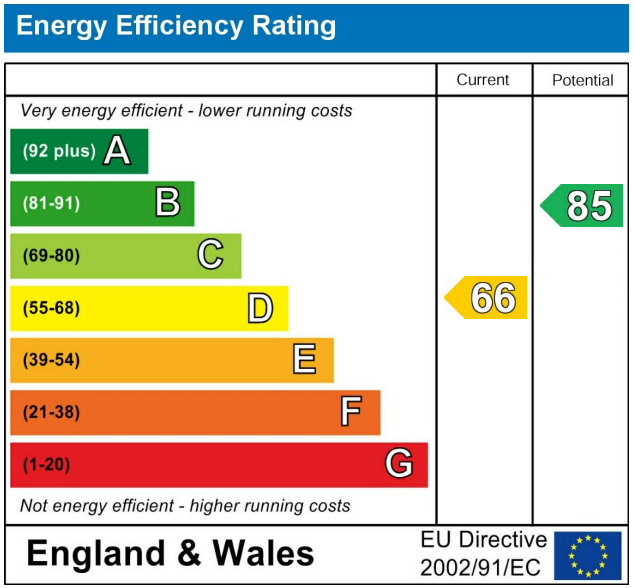
Ground Floor



First Floor

Total floor area: 81.6 sq.m. (879 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



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