



**hrt**  
herbert r thomas

Westwoods  
Castleton Road  
St. Athan  
CF62 4LD

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Castleton Road  
St. Athan  
CF62 4LD

By Private Treaty

Guide Price:  
£240,000

- Countryside location in the Vale of Glamorgan
- 4-bedroom semi-detached house with large garden
- Agricultural Occupancy Condition (Due to be varied to a TAN 6 Rural Enterprise Condition)
- Unique opportunity
- Detached Garage





Location

The property is located in the heart of the Vale of Glamorgan, within close proximity to the market town of Cowbridge, the coastal town of Llantwit Major and its train station, with road and rail links to Barry and Cardiff just 11 miles to the east.

Located just outside of St. Athan, the property is within walking distance of the village’s local amenities, including convenience stores, public houses, hairdressers and a primary school. The Heritage Coastline and its renowned beaches are also within easy reach and Cardiff Airport just 3 miles to the east.

Description

Westwoods is a substantial four-bedroom, semi-detached house situated in a rural position on the edge of the village of St. Athan in the Vale of Glamorgan.

Built in 1966, with an Agricultural Occupancy Condition (Due to be varied to a TAN 6 Rural Enterprise Condition.) The property is offered to the market with no onward chain and benefits from UPVC double glazing throughout, owned solar panels, a detached garage and gated driveway.

The property comprises; an entrance hallway, sitting room, W/C, dining room, kitchen, rear porch with four double bedrooms and a wet room on the first floor.

Externally, the property benefits from a large garden, detached garage and driveway parking.

Accommodation  
Ground Floor

UPVC opaque glazed front entrance door with side panels to a carpeted hallway with stairs to first floor, doors to sitting room, dining room and WC under the stairs.

A spacious living room with large UPVC windows to the front and rear, overlooking the garden, with carpeted floor.

Dining room with large UPVC window to the front and opening to the kitchen. The kitchen is fully fitted with a range of units with drawers and work surfaces, two bowl stainless steel sink, electric cooker and space for white goods. Ceramic floor tiles and partially tiled walls.

First Floor

Landing with airing cupboard with hot water tank, loft access with ladder, doors leading to all principal rooms and UPVC window to rear.

Two spacious bedrooms with large UPVC windows to the rear with stunning countryside views. Carpeted flooring and built in wardrobes.

Two well-proportioned rooms to the front of the house with south facing UPVC windows, carpeted floor, built in wardrobes and cupboards.

Shower/Wet room with non-slip flooring, electric mix shower, low level WC and wash hand basin.

Outside

Externally the property benefits from attractive side and rear gardens, together with a detached garage and gated driveway.

Council Tax / EPC

Band: E                      EPC Rating: D

Services

Mains electricity and water supply to the house. Drainage to septic tanks. Oil Rayburn and electric emersion heating.

Access

Accessed via Castleton Road from St Athan.

Occupancy Condition

The property is currently subject to an Agricultural Occupancy Condition. A planning application has been submitted to vary the Occupancy condition to a TAN 6 Rural Enterprise Condition. The occupancy of the dwelling shall therefore be restricted to:

- a) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants; or if it can be demonstrated that there are no such eligible occupiers,
- b) a person or persons who would be eligible for consideration for affordable housing under the local authority’s housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.

We would advise all interested parties to contact The Vale of Glamorgan Council.

Method of Sale

The property is offered for sale by Private Treaty.

Please contact Elliot Rees or Grace Thomas for more information.

[ElliotRees@hrt.uk.com](mailto:ElliotRees@hrt.uk.com) / 07927 532 629  
[GraceThomas@hrt.uk.com](mailto:GraceThomas@hrt.uk.com) / 01446 772911

Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

Boundaries

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries of the ownership thereof.

Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, Schedule, Plan or interpretation of any of them the question shall be referred to the arbitration of the selling agents, whose decision acting as expert shall be final.

Tenure and Possession

Freehold with Vacant Possession upon completion.

Guide Price

Guide Price – £240,000

Directions

**What Three Words: ///devoured.called.happen**  
Postcode: **CF62 4LD**

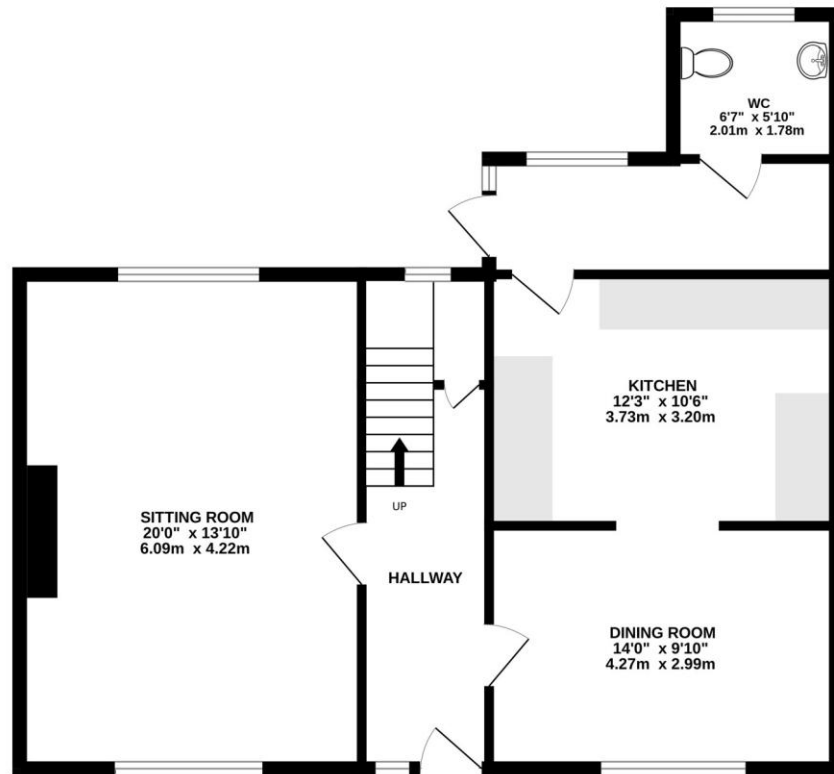
Heading north through St. Athan from the B4265, turn right onto Rock Road. Take the first left onto Castleton Road. After the sharp left-hand bend in the road, stay on the country lane for approximately 500m, the property is the first on the left.



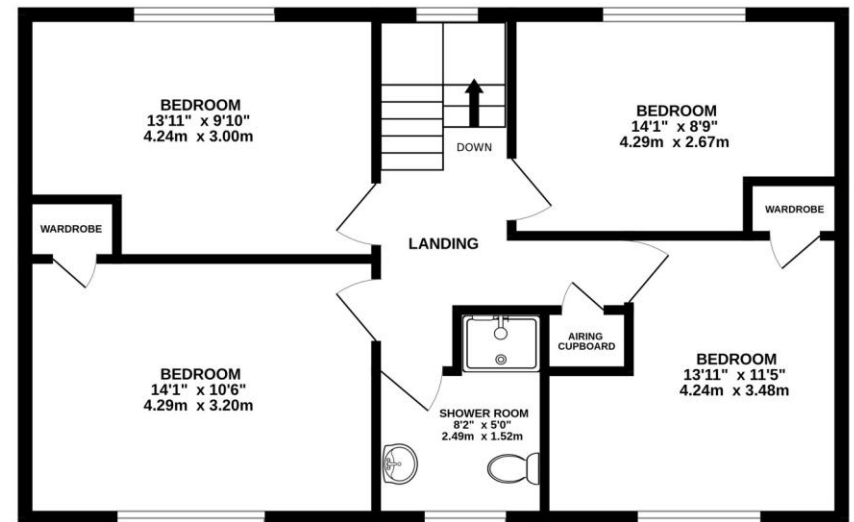




GROUND FLOOR  
757 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1430 sq.ft. (132.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing Arrangements

Viewing strictly by appointment only.

For further information please  
contact:

Contact: **Elliott Rees**

Tel: **01446 776395**

E-mail: **elliottrees@hrt.uk.com**

Contact: **Grace Thomas**

Tel: **01446 776379**

E-mail: **gracethomas@hrt.uk.com**

**hrt.uk.com**

**hrt**  
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,  
01446 772911  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**hrt** Est. 1926

