



Rhodfa'r Hurricane, St Athan

£420,000

- To be sold CHAIN FREE
- Peaceful family friendly neighbourhood close to Heritage Coastline and amenities as well as Llantwit Major and Cowbridge
- Four bedrooms with en suite to the master
- Fantastic social open plan kitchen/living/dining room with doors to the rear garden
- Separate utility room with door to the rear garden
- Separate lounge and study, cloakroom
- Driveway with parking for multiple cars, detached garage.
- NHBC Warranty offering peace of mind for the future.
- EPC Rating: B



 4  2  2



About the property

CHAIN FREE. Nestled within the highly sought after St. Athan development, this modern detached residence offers an exceptional family living experience. As you step inside, the welcoming hallway leads to a light filled living room, complete with a charming bay window. For those who work from home or require a dedicated quiet zone, the versatile study offers the perfect solution. The heart of the home is undoubtedly the expansive kitchen, living, and dining area with views of the private rear garden, a space designed for both everyday enjoyment and effortless entertaining. Completing the ground floor is a cloakroom and practical utility room. Ascend to the first floor, where you'll discover four generously proportioned bedrooms, each offering a comfortable retreat for every member of the family. The largest bedroom, boasts fitted wardrobes and a private en-suite shower room, offering a touch of everyday luxury. The remaining three bedrooms, provide ample space for children, guests, or even a hobby room. A well appointed family bathroom, featuring both a relaxing bath and a refreshing separate shower, caters to everyone's needs. Outside, a private driveway provides convenient parking, leading to a generous garage. The enclosed, west facing rear garden features a paved patio area - the perfect spot for al fresco dining or simply unwinding after a long day. The added peace of mind of an NHBC warranty represents a wonderful opportunity to secure a modern, spacious family home.





Accommodation

Location

The home is ideally positioned with excellent access to local amenities including shops, supermarket, post office, doctor's surgeries, library, golf club, well-regarded primary school, and local pubs. The market town of Cowbridge and the coastal town of Llantwit Major are just a short distance away, while excellent transport links provide easy access to Cardiff, Barry, Bridgend, the B4265 coast road, and Cardiff Wales Airport. This is an outstanding family home combining practical living with a sought-after location.

Hallway

Doors leading to study, lounge, cloak room and kitchen, stairs leading to the first floor.

Study

7' 10" x 7' 8" (2.39m x 2.34m)

A versatile room currently used as a study with UPVC shuttered double glazed window to the front.

Cloakroom

UPVC double glazed obscured window to side, vanity wash hand basin unit with tiled splash back, WC, radiator.

Lounge

17' 10" x 8' 11" (5.44m x 2.72m)

A spacious lounge with UPVC double glazed shuttered window to front, radiator.

Kitchen/Living/Dining Room

16' 10" x 14' 7" (5.13m x 4.45m)

A wonderfully proportioned space offering a distinctive kitchen area and ample dining/sitting space. The kitchen itself - upgraded from the standard builders finish - includes a comprehensive range of units with appliances, where fitted, to remain including: oven, hob, wine cooler and fully integrated fridge, freezer, dishwasher. UPVC double glazed French doors with side panels leading onto a paved patio with garden beyond and enjoying a westerly aspect.

Utility Room

10' 5" x 5' 6" (3.17m x 1.68m)

Additional storage units and a fully integrated washing machine; a door from the laundry opens into the rear garden.

First Floor Landing

Doors leading to all four bedrooms and to the family bathroom, access to the loft space.

Bedroom One

13' 2" x 9' 3" (4.01m x 2.82m)

UPVC double glazed window to front, two sets of fitted wardrobes, door to en suite shower room.

En Suite

UPVC double glazed obscure window to side, shower cubicle with tiled surround, wash hand basin with tiled splash back, WC, chrome ladder style radiator.

Bedroom Two

13' 1" x 9' 4" (3.99m x 2.84m)

Double bedroom with UPVC double glazed window to front.

Bedroom Three

9' 11" x 9' 3" (3.02m x 2.82m)

Further double bedroom with UPVC double glazed window to rear.

Bedroom Four

9' 11" x 5' 6" (3.02m x 1.68m)

Currently used as a study with UPVC double glazed window to rear.

Family Bathroom

UPVC double glazed obscured window to rear, bath with tiled surround, shower cubicle, WC, wash hand basin.

To The Exterior

The property is accessed from Rhodfa'r Hurricane by a section of driveway shared with neighbouring properties. This runs past an area of garden fronting the property itself with the driveway extending to the southern side of the property. This tarmac topped driveway has ample parking for two to three cars with a pedestrian door leading into the rear garden and an up and over door leading into the detached garage. To the rear of the property is an enclosed garden space enjoying a westerly aspect. There is a paved patio area accessed directly from the kitchen/living/dining space, this also forms a path to the gated entrance onto the driveway.

Floorplan



Total floor area 144.4 m² (1,554 sq.ft.) approx

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