



Ffordd Y Spitfire, St Athan

£210,000

- Two Double Bedroom Semi - Detached Home in Cul de Sac Location
- Hallway, Lounge, Kitchen and plenty of storage
- Shower Room plus Cloakroom
- 9 Years NHBC
- Front and Rear Gardens plus Parking for Two Vehicles
- EPC Rating: B



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About the property

Presenting to the market an immaculate and well-proportioned two-bedroom semi-detached home, tucked away at the top of a cul de sac, located in St Athan, Vale of Glamorgan. Built by Barratt Homes in 2023, this property features numerous upgrades, including built-in wardrobes and an upgraded kitchen with integral appliances.

The ground floor comprises an entrance hallway, cloakroom, lounge, and kitchen. The first floor offers two double bedrooms. Outside, the front features a driveway for two cars, while the rear boasts a private, enclosed, sunny garden with a lawn and paved seating area.





Accommodation

Entrance Hallway

Welcoming front entrance door, radiator, and wood-effect flooring. Door leading to the sitting room.

Sitting Room

16' 9" x 12' 7" max (5.11m x 3.84m max)
Spacious area with stairs to the first floor fitted carpets, large double glazed window to the front aspect. Stairs rising to first floor and a door to the kitchen.

Kitchen

13' 9" max x 8' 5" max (4.19m max x 2.57m max)
Featuring French doors to the rear with glazed side panels. Fully fitted and upgraded kitchen provided by Barratt Homes with eye-level and base units, work surfaces, stainless steel sink with mixer tap, integrated fridge/freezer and dishwasher, inset gas hob with oven and hood, space for washing machine, wood-effect flooring, wall-mounted Ideal combination boiler, down lighting, and under-stairs cupboard. Door to the cloakroom/WC.

Cloakroom

Low-level WC, radiator, wood-effect flooring, and wash hand basin with mixer tap.

First Floor Landing

Carpeted staircase with handrail leading from the lounge to landing. Radiator, doors to bedrooms and shower room, loft access.

Bedroom One

13' 9" x 7' 8" (4.19m x 2.34m)
UPVC window to the rear, radiator, and built-in wardrobe.

Bedroom Two

10' 7" x 9' 3" (3.23m x 2.82m)
UPVC window to the front, radiator, built-in wardrobes, and over-stairs cupboard

Shower Room

Low-level WC, pedestal wash hand basin with mixer tap, partially tiled walls, wood-effect flooring, and shower enclosure with mixer shower.

External

Front Garden - Open plan, level, and laid to lawn.

Rear Garden - Enclosed, spacious and level rear garden mainly laid to lawn with patio area with gate to the side and outside tap.

Driveway Parking for two cars to the front of the property

Additional Information

Gas central heating with a combination boiler, a water sprinkler system throughout, UPVC double-glazed windows and doors. Please note there is an annual service charge for the maintenance of the development.

Floorplan



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