

22 Rectory Drive

St. Athan, Barry

Superb presentation throughout with this detached family home, located in a sought after location, walking distance of local shops, amenities and schools. 22 Rectory Drive briefly comprises; entrance hallway, sitting/dining room (potential conversion for a 3rd double bedroom if one required), shower room, and open plan kitchen/breakfast/sitting room. Outside there is a lawned garden to the front with driveway and garage/store, and to the rear is a south facing sunny and private garden with office and utility area. The property enjoys UPVC windows and doors, security lighting, gas central heating with a combination boiler and easy access to the towns of Llantwit Major, Cowbridge and the Heritage Coastline and beaches. Viewings are highly recommended to fully appreciate the quiet location and standard of finish to the property.

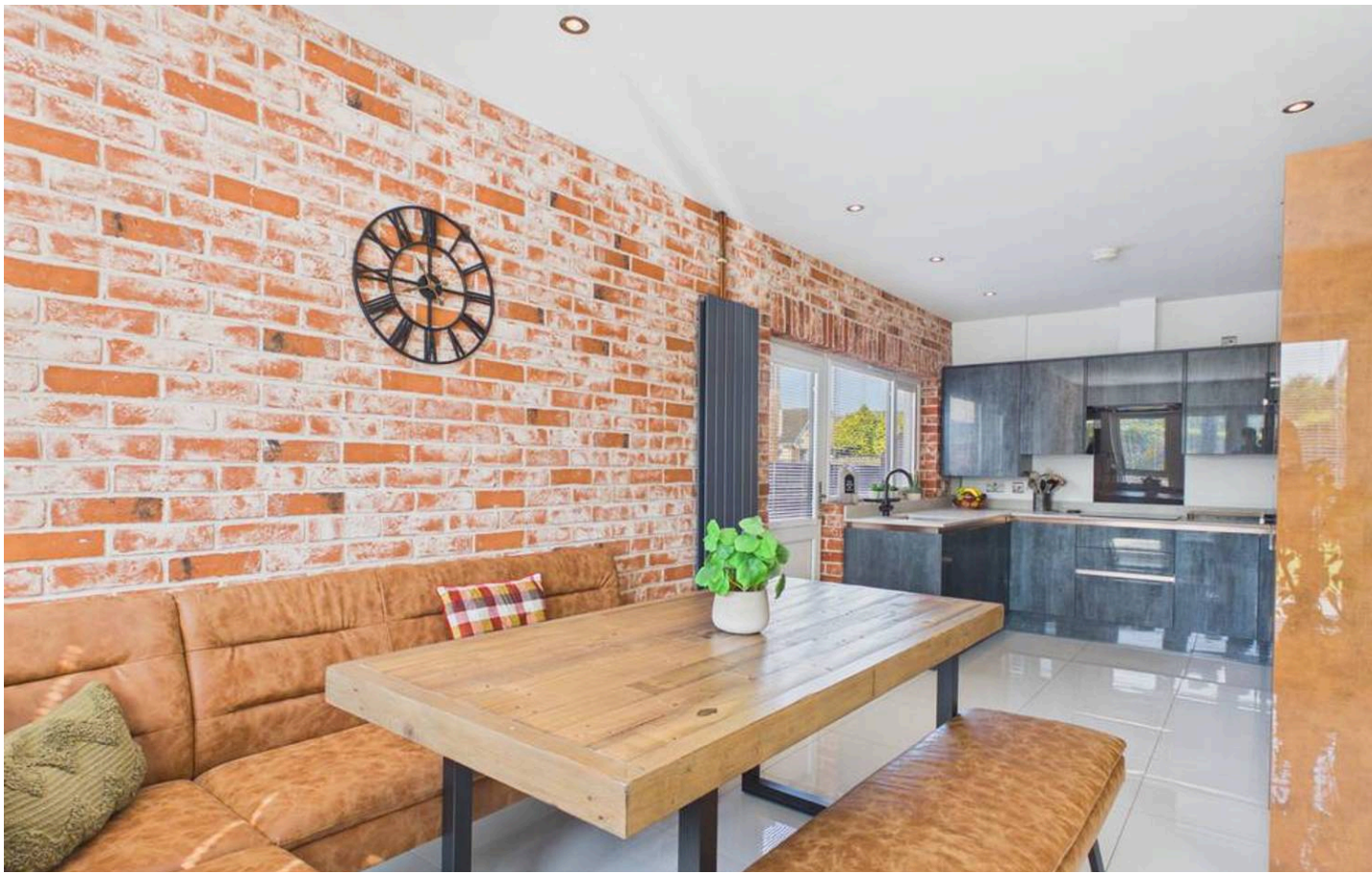
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

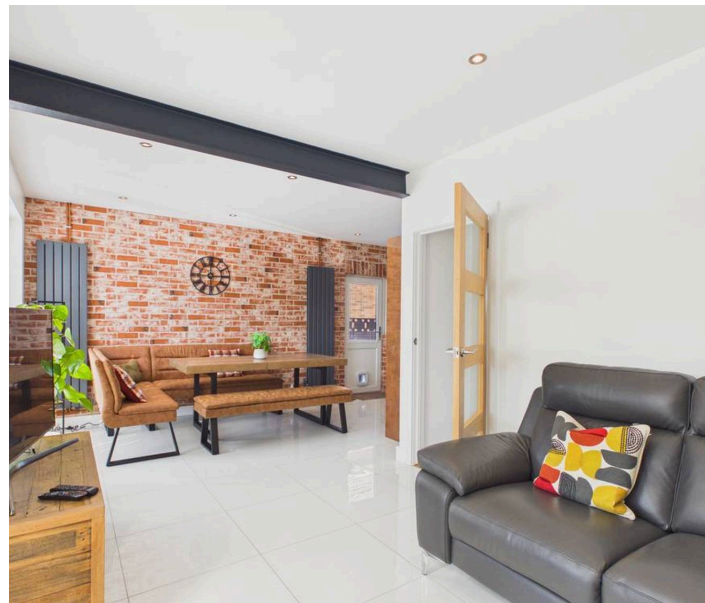
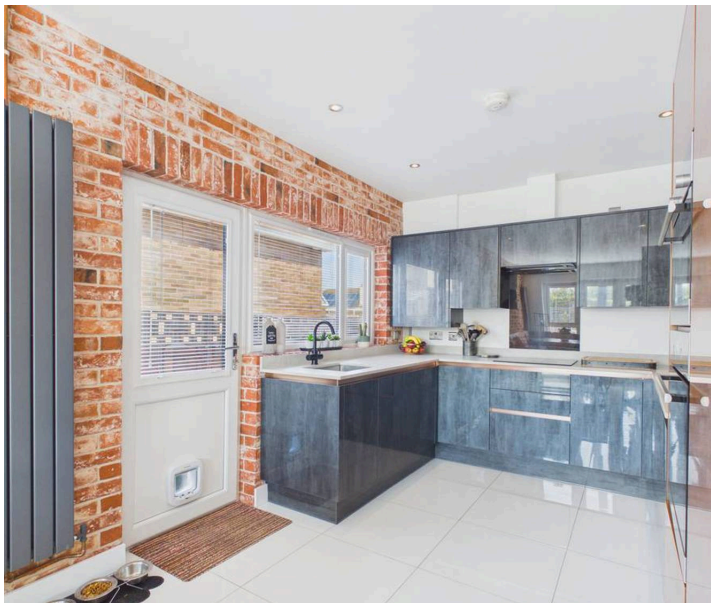


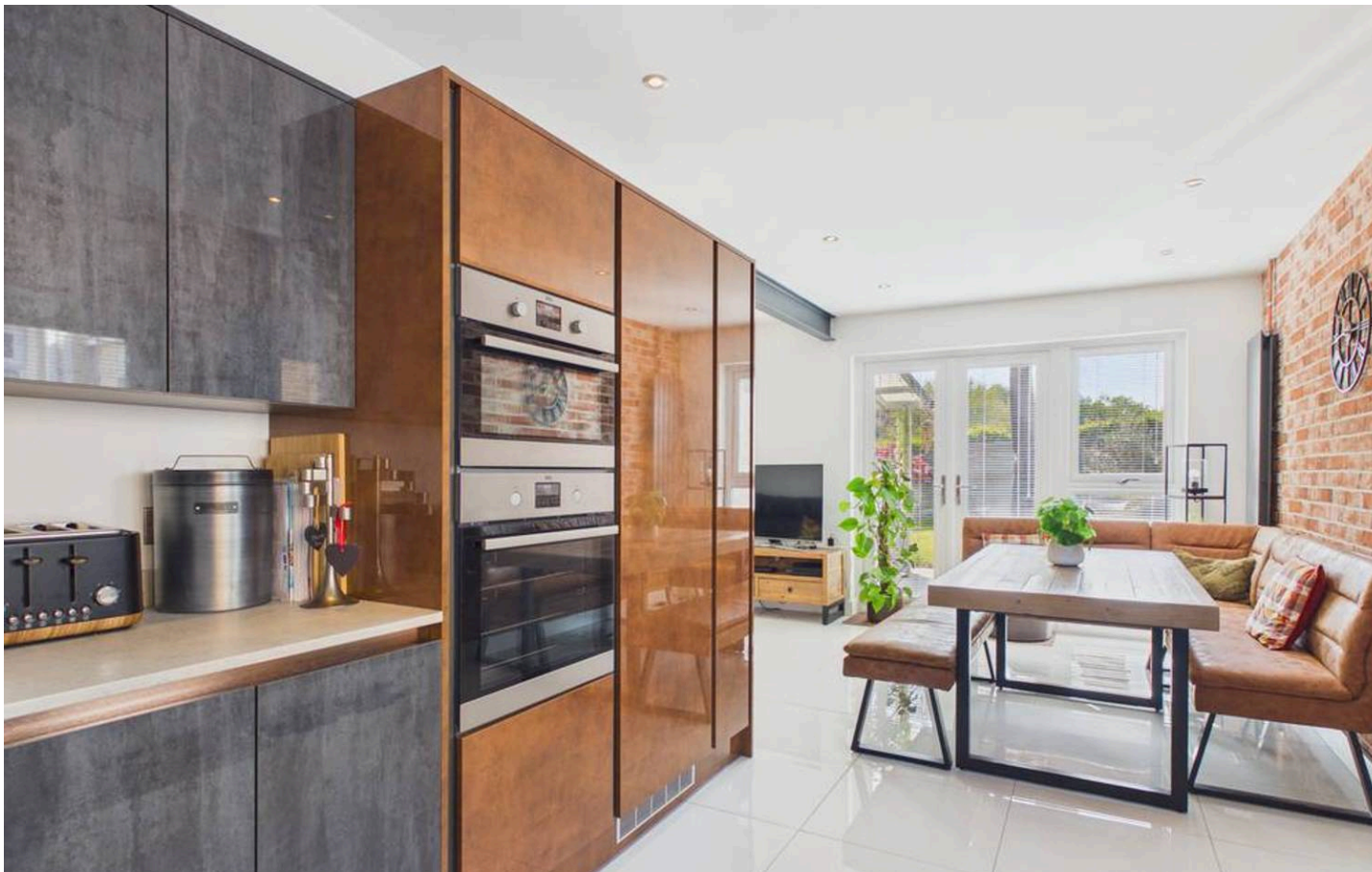


22 Rectory Drive

St. Athan, Barry

- DETACHED DORMA BUNGALOW.
- 2 DOUBLE BEDROOMS.
- FLEXIBLE LIVING SPACE.
- SUPERB OPEN PLAN LIVING.
- MODERNISD THROUGHOUT.
- OFFICE. GARAGE/UTILITY AREA.
- DRIVEWAY. SUNNY REAR GARDEN.
- EPC D58. OPTION FOR 3RD BEDROOM.
- EXCELLENT VILLAGE LOCATION.
- FIRST FLOOR WC.





GROUND FLOOR

Entrance Hallway

12' 3" x 6' 4" (3.73m x 1.93m)

Opaque glazed front entrance door. Stairs to first floor. Wood flooring. Radiator. Door to sitting/dining room, shower room and kitchen/breakfast/sitting room.

Sitting/Dining Room

22' 4" x 12' 9" (6.81m x 3.89m)

UPVC windows to front. Radiators. Wood flooring. Coal effect gas fire with fireplace surround and granite hearth. Space for dining room table and chairs.

Shower Room

9' 1" x 5' 5" (2.77m x 1.65m)

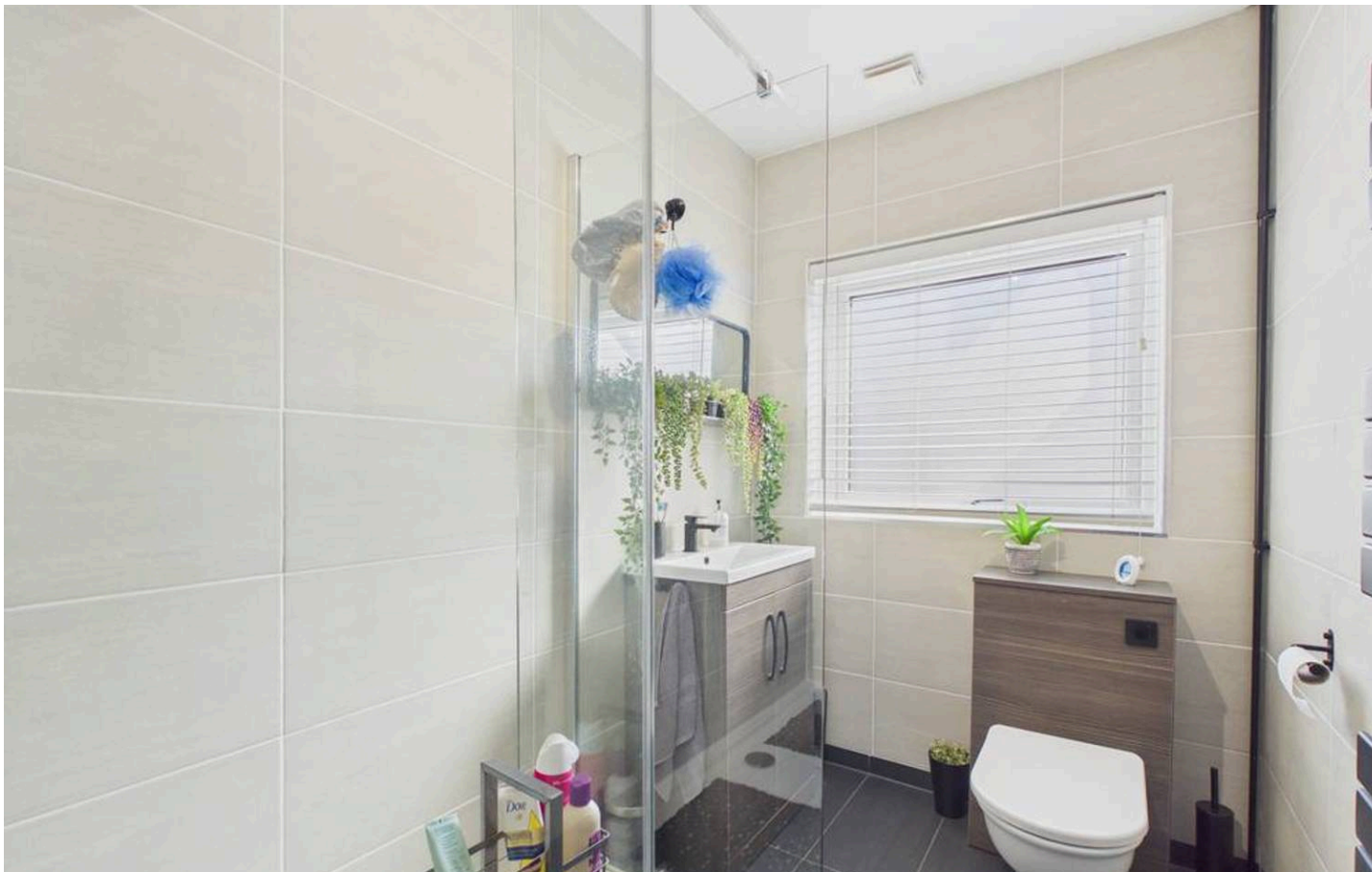
UPVC opaque window to side. Low level WC. Shower enclosure with mixer shower. Vertical radiator. Floor to ceiling ceramic wall and floor tiles. Ceramic wash hand basin with mixer tap.

Kitchen/Breakfast/Sitting Room

9' 4" x 23' 1" (2.85m x 7.04m)

UPVC French doors to rear x 2 . UPVC windows to rear. Porcelain floor tiles. Vertical radiators x 3. UPVC glazed door to side. Fully fitted kitchen comprising eye level units base units with Granite work surfaces over (wren kitchen, 2025). 2025 Combination boiler providing the central heating and hot water. Sink with mixer tap. Integrated dishwasher and full length fridge. Eye level oven, and microwave/oven. Down lighting.





FIRST FLOOR

Landing

Doors to bedrooms and cloakroom/WC. Linen cupboard with radiator.

Bedroom 1

8' 5" x 14' 9" (2.56m x 4.50m)

UPVC window to rear. Radiator. Wall to wall built in wardrobes. With eave storage.

Bedroom 2

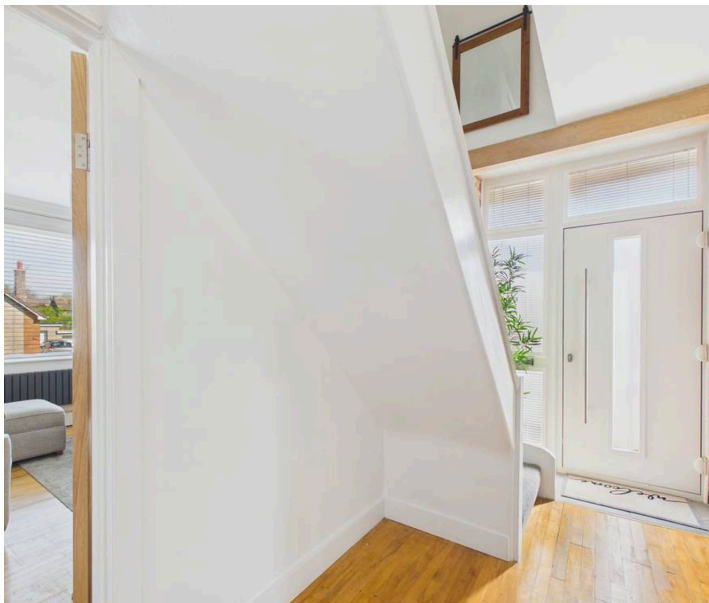
8' 4" x 12' 8" (2.54m x 3.86m)

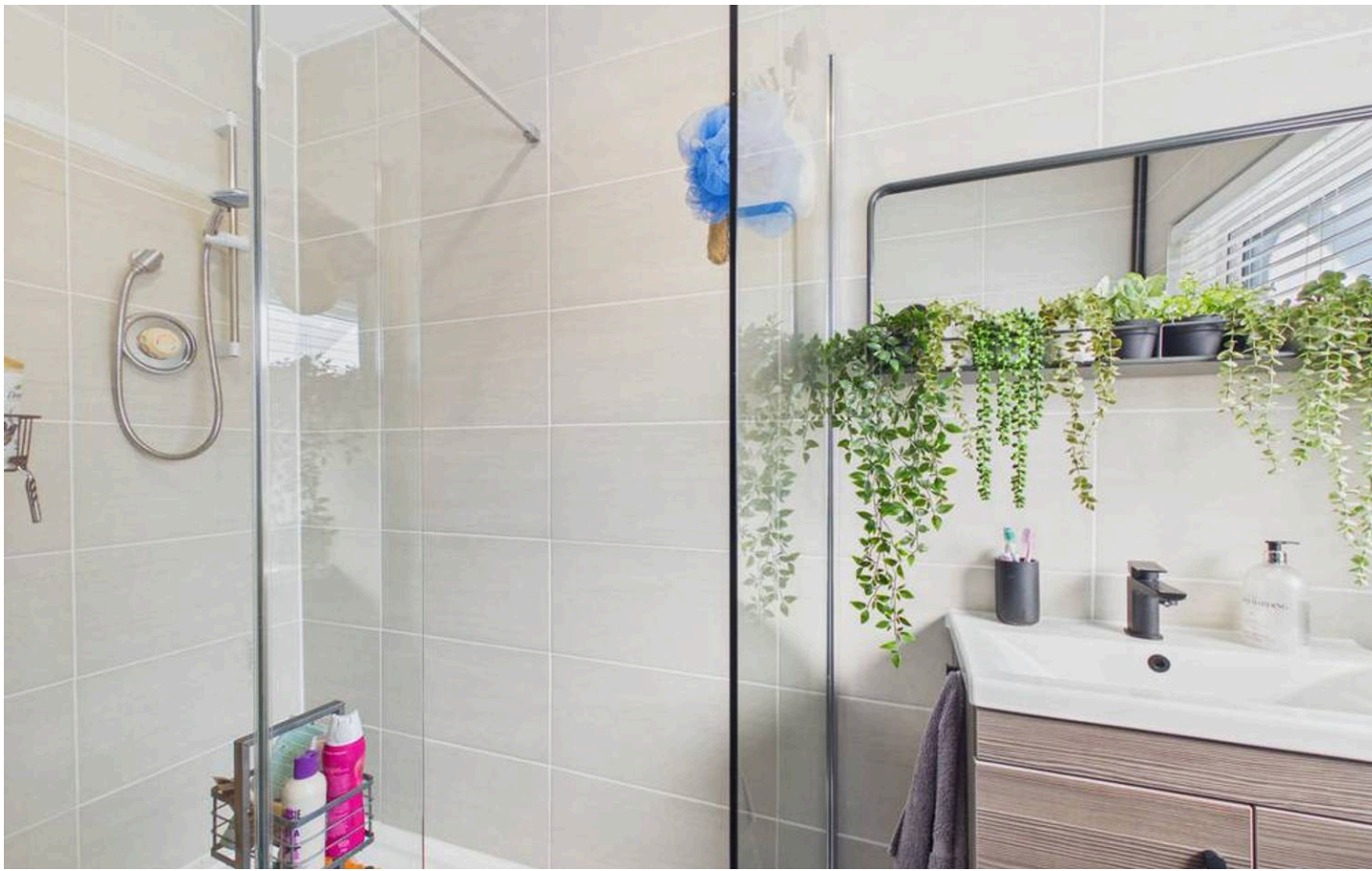
UPVC window to front. Radiator. Wall to Wall built in wardrobes.

Cloakroom/WC

5' 3" x 3' 5" (1.60m x 1.04m)

Radiator. Low level WC. Ceramic wash hand basin with mixer tap. Partially tiled walls.





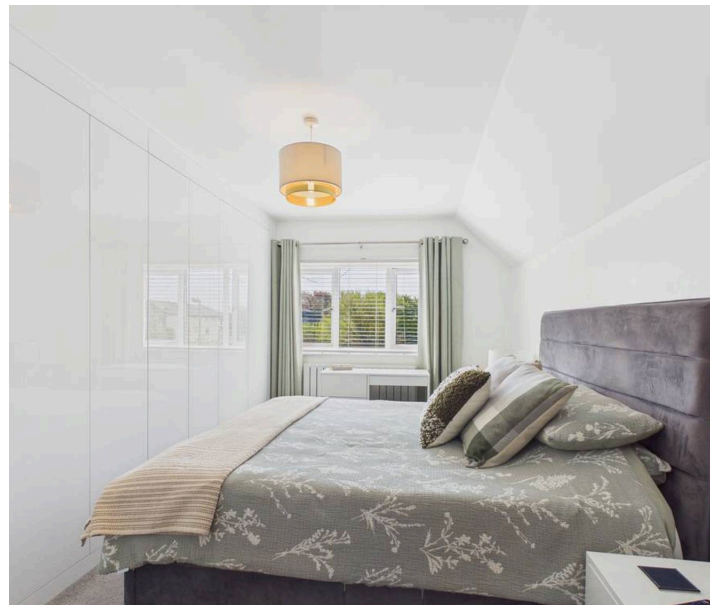
GARDEN

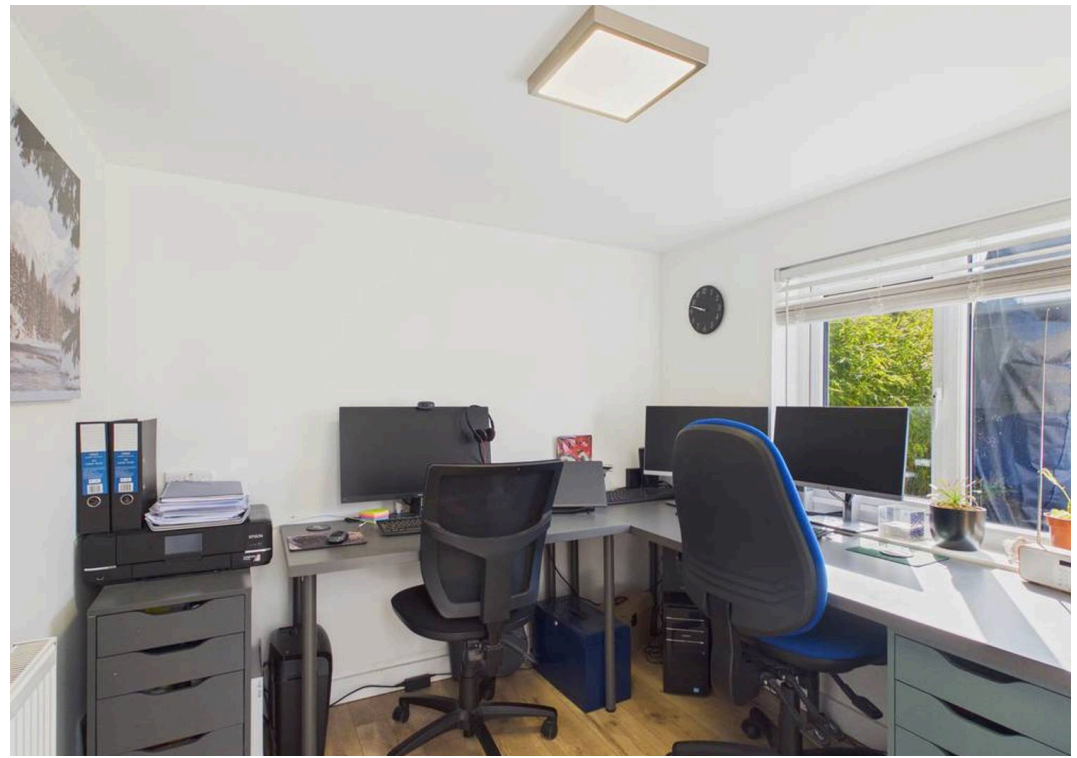
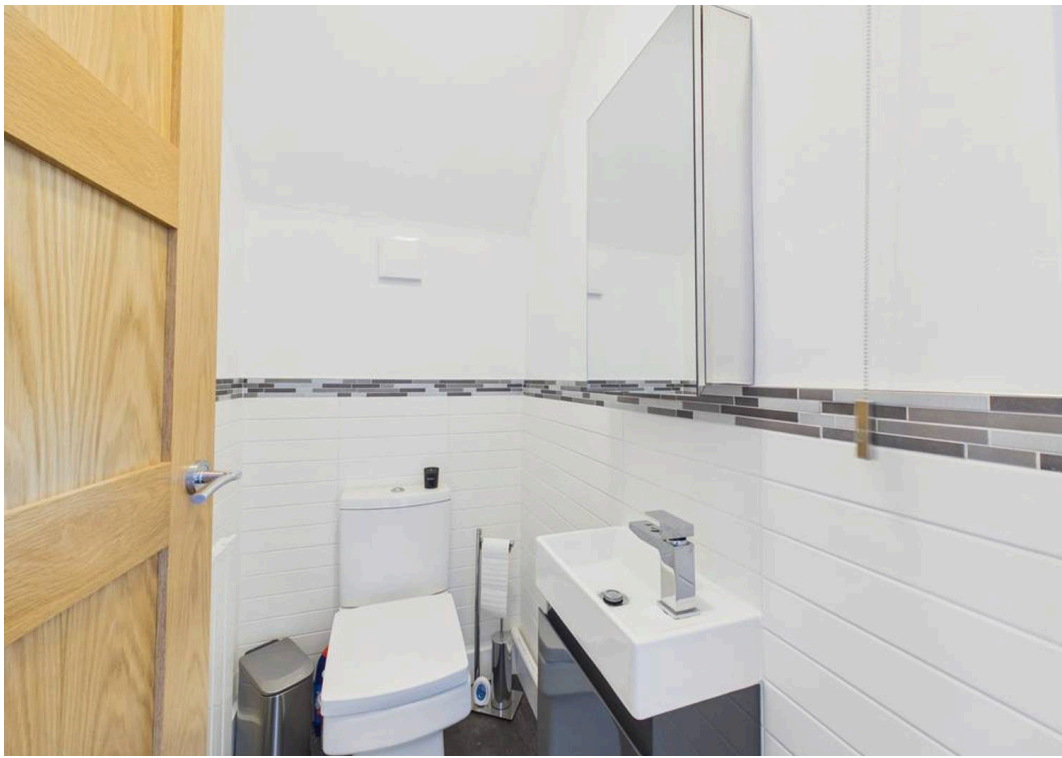
Front Garden - Open plan garden laid to lawn. Rear Garden - an enclosed garden laid to lawn with paved covered seating area. Side gate. Office - Radiator. UPVC window to rear. wood effect flooring. Utility cupboard for white goods. Door to garage store. Security lighting to the front, side and rear.

DRIVEWAY

2 Parking Spaces

Driveway providing off road parking for 2 cars. Garage store - with up and over door. Power and lighting. For use as a store or workshop only.







Ground Floor



First Floor



Approximate total area⁽¹⁾

102 m²

1098 ft²

Reduced headroom

0.7 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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