



## 10 Clos Y Lightning, St. Athan

£387,000 Freehold

DETACHED FAMILY HOME. • 4 BEDROOMS (1 USED AS OFFICE). • TWO RECEPTION ROOMS. • BARRATTS NEW BUILD. • EPC B84. KITCHEN/DINER. • UPVC. GCH COMBI. GARDENS. • DRIVEWAY FOR 2 CARS. • EN-SUITE. VERY WELL PRESENTED. • LARDER. UTILITY. • QUIET SEMI RURAL LOCTION.





This well presented and upgraded Barratts new build detached family home is on the outskirts of St Athan Village, Vale of Glamorgan. 10 Clos Y Lightening is located within easy reach of local shops, schools, the towns of Cowbridge and Llantwit Major, and the Heritage Coastline with its beaches. The property which has been improved by the current owners to include the second reception room, briefly comprises; entrance hallway, sitting room, reception room two, kitchen/diner, larder/store, utility room and cloakroom/WC to the ground floor. To the first floor there are 4 bedrooms (one currently used as a home office) and family bathroom with an en-suite shower room to the master bedroom. Outside there is a garden area to the front with driveway for two cars, and an enclosed sunny private garden to the rear with garden shed. This stunning home enjoys gas central heating with a combination boiler, UPVC windows and doors and French doors to the rear, upgraded kitchen and many other improvements throughout including sliding oak doors, shutters to the windows, etc. Viewings are highly recommended to fully appreciate the rural village location and high standard of presentation. Please note there is a service charge for the property to help with the upkeep and maintenance of the site.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





**GROUND FLOOR**

**Entrance Hallway**

3' 10" x 9' 8" (1.17m x 2.95m)

Doors to sitting room and reception room 2. Stairs to first floor.

**Sitting Room**

15' 1" x 11' 6" (4.60m x 3.51m)

UPVC window to front. Radiator. door to kitchen/diner.

**Reception Room 2**

14' 1" x 9' 11" (4.29m x 3.02m)

UPVC window to front. Radiator. Sliding oak door to larder/store room. Wood effect flooring.

**Kitchen/Diner**

9' 11" x 19' 6" (3.02m x 5.94m)

UPVC French doors to rear. Door to utility room. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Radiator. Space for dining room table and chairs. Integrated dish washer. Eye level oven with gas hob and hood. Integrated fridge freezer. One and a half bowl stainless steel sink with mixer tap. Oak sliding door to larder/store.

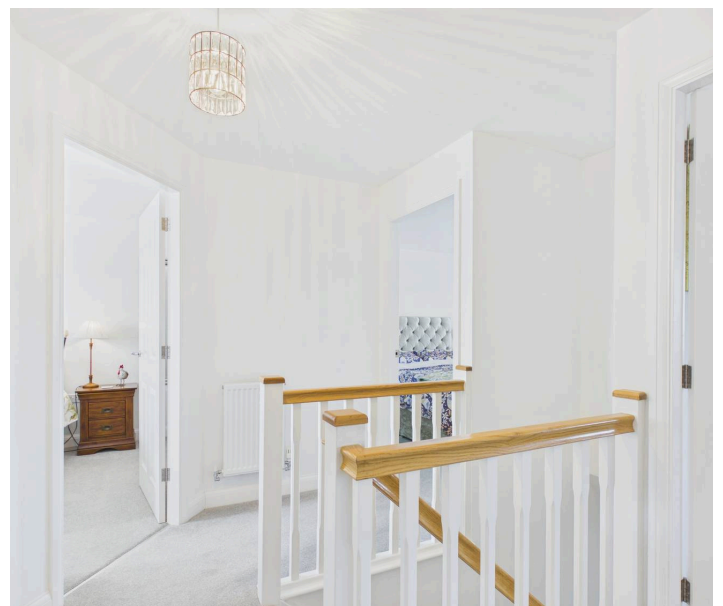
**Larder/ Store**

5' 8" x 9' 10" (1.73m x 3.00m)

flooring.

1.65m x 1.63m)

Door to cloakroom/WC. Wall mounted combi boiler



**blackbear**



**Utility Room**

5' 5" x 5' 4" (1.65m x 1.63m)

Door to cloakroom/WC. Wall mounted combination boiler providing the central heating and hot water. UPVC window to rear. Fitted units with space for white goods.

**Cloakroom/WC**

3' 1" x 5' 4" (0.94m x 1.63m)

UPVC opaque window to side. Corner wash hand basin. Low level WC. Radiator.

**FIRST FLOOR**

**Landing**

Radiator. Loft access - ladder, boarded, shelving. Linen cupboard. Cupboard. Door to bedrooms and family bathroom.

**Bedroom 1**

11' 6" x 12' 9" (3.51m x 3.89m)

UPVC window to front. Built in wardrobe. Door to en-suite. Radiator.

**En-Suite**

7' 10" x 4' 2" (2.39m x 1.27m)

Shower enclosure with mixer shower. Wash hand basin. Low level WC. Radiator.

**Bedroom 2**

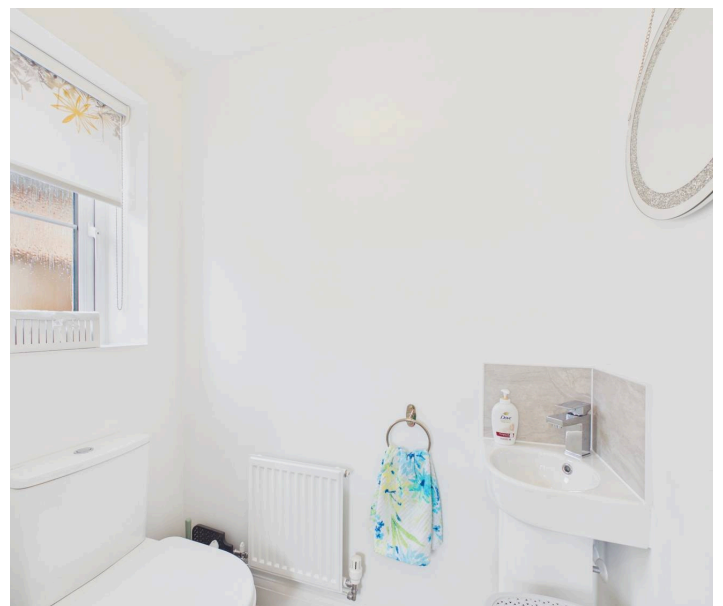
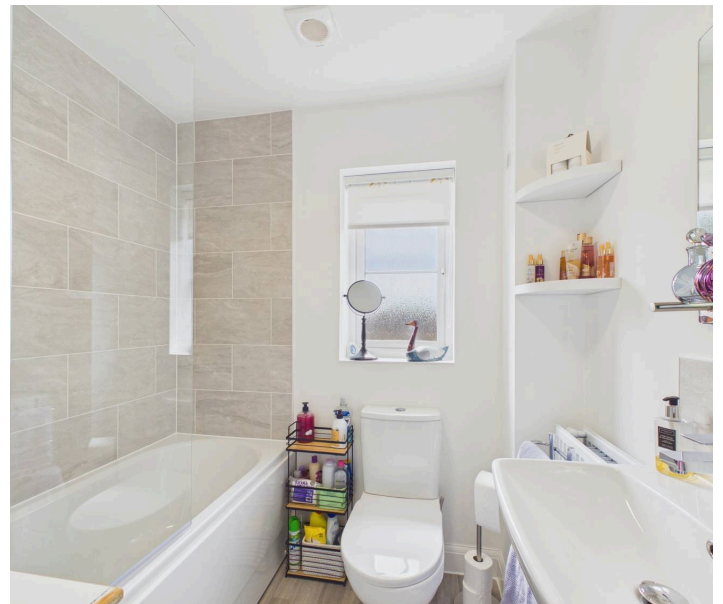
8' 2" x 12' 5" (2.49m x 3.79m)

Built in wardrobe. UPVC window. Radiator.

8' 12" x 12' 5" (3.94m x 3.10m)

UPVC window. Radiator.

**Bedroom 3**





**Bedroom 2**

8' 2" x 12' 5" (2.49m x 3.79m)

Built in wardrobe. UPVC window. Radiator.

**Bedroom 3**

12' 11" x 10' 2" (3.94m x 3.10m)

UPVC window. Radiator.

**Bedroom 4**

12' 3" x 9' 10" (3.73m x 3.00m)

UPVC window. Radiator.

**Family Bathroom**

6' 6" x 7' 3" (1.98m x 2.21m)

Panelled bath with mixer shower over. Low level WC. Wash hand basin. Radiator. UPVC opaque window to rear.





blackbear

