

# 56 Ffordd Y Spitfire

St. Athan, Vale Of Glamorgan, CF62 4HL

Guide Price £310,000

HARRIS & BIRT




Guide Price £310,000 To £335,000. An immaculately presented, four bedroom, detached property situated in the new Barratt/David Wilson development in St Athan. The accommodation briefly comprises: entrance hall, open plan kitchen/diner, living room and wc to the ground floor. First floor offers a spacious master bedroom with a master en suite, three further bedrooms and a family bathroom. There is a private enclosed garden to the rear and off road driveway parking with a detached garage. Further benefits include 8 years left on NHBC warranty and high quality finishes throughout.

The property is within easy walking distance to a range of village facilities, including a Co-Op supermarket and other shops, including a post office, chemist etc. Also two doctors' surgeries, St. Athan Church, library, St. Athan Golf Club, two pubs, well regarded primary school and close by petrol station. St. Athan is now home to Aston Martin for building their electric cars. The market town of Cowbridge is just a few miles to the north, whilst easy access to the B4265 coast road brings other major centres, including the capital city of Cardiff, Barry, Bridgend etc., all within easy commuting distance. Cardiff Wales Airport is within easy driving distance and there is access to the coast railway at Rhoose and Llantwit Major, which links to mainline railway stations at Barry, Cardiff and Bridgend.

- Spacious Detached Property
- Open Plan Kitchen/Diner
- Off Road, Driveway Parking
- Popular New Development
- EPC Rating - B
- Four Bedrooms
- Good Size Enclosed Rear garden
- Detached Garage
- Close To Local Amenities

## Accommodation

## Ground Floor

### Entrance Hall 4'0 x 14'2 (1.22m x 4.32m)
The property is entered via solid door with decorative glazed vision panel into entrance hall. Stairs to first floor with understairs storage cupboard. Tile effect flooring. Radiator. Pendant ceiling light. Doors to all ground floor rooms.

### Living Room 10'9 x 16'11 (3.28m x 5.16m)
Large window to front. Fitted carpet. Two radiators. Pendant ceiling lights.

### Kitchen/Diner 18'1 x 13'9 (5.51m x 4.19m)
Modern fitted kitchen in white with features to include: a range of wall and base units with worktops over and matching upstands. Inset 1.5 bowl sink with curved mixer tap and draining grooves. Countertop four ring gas hob with inset electric oven under. Glass splashback. Electric extractor hood over. Undercounter integrated dishwasher behind matching decor panel. Integrated fridge/freezer behind matching decor panel. Peninsular with overhang for breakfast bar seating. Recessed cupboard plumbed for washing machine. Ideal Logic gas boiler. French doors opening onto rear patio. Continuation of tile effect flooring from hall. Space for table and chairs. Ceiling spotlighting.

### WC 2'10 x 7'1 (0.86m x 2.16m)
Two piece suite in white offering low level dual flush WC. Pedestal wash hand basin with mixer tap and tiled splashback. Obscure glazed window to side. Continuation of flooring from hall. Radiator. Pendant ceiling light.

## First Floor

### Landing
Stairs from ground floor onto first floor landing. Fitted carpet. Recessed double storage cupboard. Loft access hatch. Pendant ceiling lights. Doors to all first floor rooms.

### Master Bedroom 9'2 x 13'9 (2.79m x 4.19m)
Window overlooking front. Fitted carpet. Radiator. Pendant ceiling light. Recess for possible wardrobe. Door to en suite.

### En Suite 6'9 x 6'1 (2.06m x 1.85m)
Modern en suite shower room with features to include: walk in fully tiled shower cubicle with wall mounted mains connected shower and sliding door. Low level dual flush WC. Pedestal wash hand basin with mixer tap and splashback. Tile effect vinyl flooring. Radiator. Pendant ceiling light. Extractor fan and shaving point.

### Bedroom Two 9'2 x 9'11 (2.79m x 3.02m)
Window overlooking rear garden. Fitted carpet. Radiator. Pendant ceiling light.

### Bedroom Three 8'8 x 8'3 (2.64m x 2.51m)
Window overlooking rear garden. Fitted carpet. Radiator. Pendant ceiling light.

### Bedroom Four 8'8 x 6'10 (2.64m x 2.08m )
Window overlooking front. Fitted carpet. Radiator. Pendant ceiling light.

### Bathroom 5'7 x 6'9 (1.70m x 2.06m)
Modern three piece suite in white comprising panelled bath with mixer tap and tiled surround. Low level dual flush WC. Pedestal wash hand basin with mixer tap and tiled splashback. Obscure glazed window to side. Tile effect vinyl flooring. Radiator. Pendant ceiling light. Extractor fan.

## Outside
Off-road driveway parking for several vehicles leading to detached garage. Pedestrian gate leads to rear garden. The rear garden is mostly laid to lawn. Small area of patio with access from the kitchen/dining room. Brick wall boundary to the rear. Fence boundary to one side.

### Detached Garage 21'8 x 11'1 (6.60m x 3.38m )
Up and over door. Light and power.

## Services
All mains services are connected to the property. Gas central heating via combi boiler housed to cupbaord in kitchen. UPVC double glazing throughout.



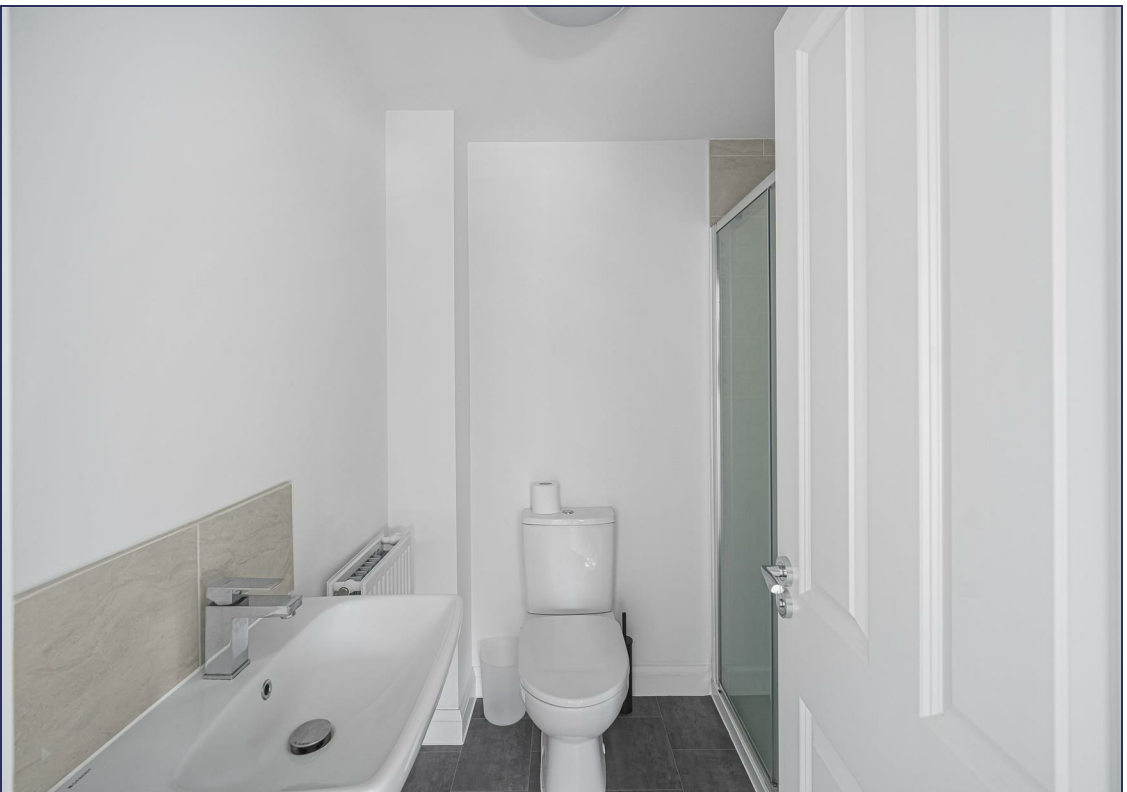














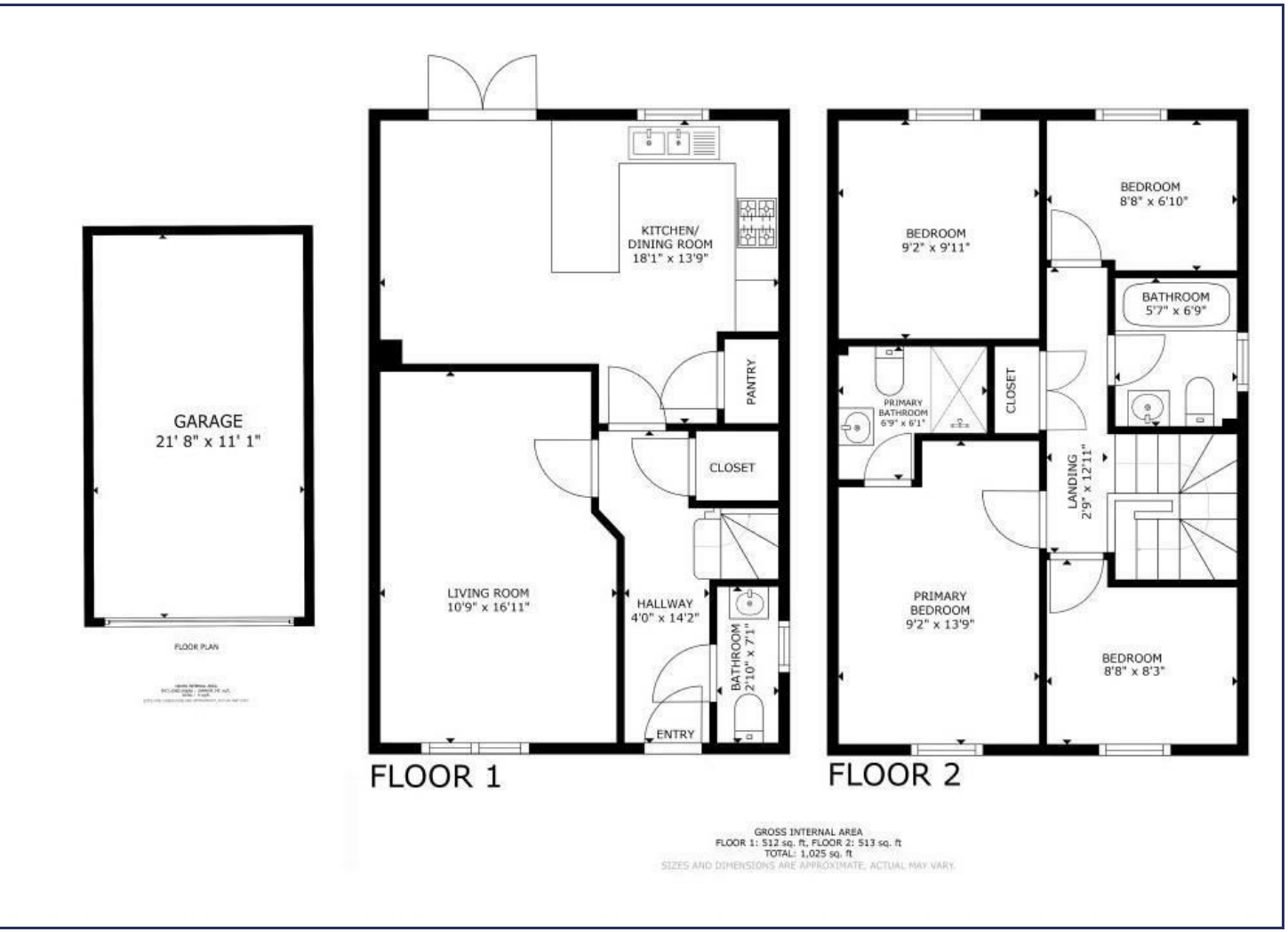
















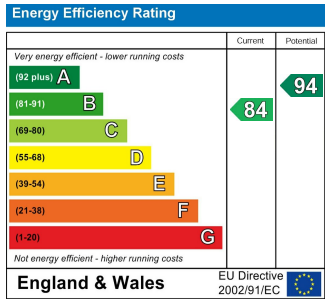

# HARRIS & BIRT

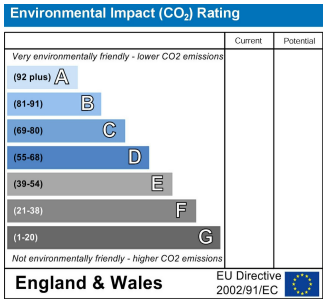
## Chartered Surveyors, Land and Estate Agents


Cowbridge
65 High Street, Cowbridge, CF71 7AF
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk



**Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507**

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.