



## Ty Newydd House, St Athan

**offers over £400,000**

- Modern detached home built in 2022, set in a quiet village location
- Beautiful countryside views to the rear
- Spacious open-plan living, kitchen and dining area—ideal for family life
- Four well-proportioned bedrooms, two with en suites
- Private, enclosed rear garden perfect for relaxing and entertaining
- Off-road parking with EV car charger and a lawned front garden
- High-quality finish throughout, including underfloor heating and a sleek fitted kitchen
- Walking distance to village amenities, with easy access to Cowbridge, Llantwit Major and Cardiff Airport
- EPC Rating: B



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## About the property

Built in 2022, this superb detached family home is finished to a high standard throughout and enjoys uninterrupted countryside views to the rear. Tucked away in a quiet yet central position within St Athan, the property is within easy walking distance of local shops, schools, and everyday village amenities.

The ground floor offers a welcoming entrance hallway, cloakroom/WC, and an impressive open-plan sitting, kitchen and dining area—perfectly designed for modern family living and entertaining. Upstairs, there are four well-proportioned bedrooms, including en suite facilities to both the principal bedroom and bedroom two, alongside a stylish family bathroom.

Externally, the property provides off-road parking for two vehicles to the front, accompanied by a lawned garden. Side access leads to a private, enclosed rear garden, enjoying a peaceful countryside backdrop.

Further benefits include gas central heating, underfloor heating to the ground floor, UPVC windows and doors including patio doors to the rear, a high-quality Howdens fitted kitchen, and contemporary bathrooms and en suites.

This is a rare opportunity to acquire a modern, turnkey family home in a sought-after village setting, conveniently located close to a wide range of amenities including a Co-op, local pubs, a chemist, and a golf club. St Athan also offers excellent





## Accommodation

### Entrance Hallway

Opaque glazed front entrance door with matching side panel. Stairs to first floor. Doors to cloakroom/WC and open-plan sitting/kitchen/dining room. Wood-effect flooring, downlighting, under-stairs cupboard, and underfloor heating.

### Cloakroom

UPVC opaque window to front. Pedestal wash hand basin with mixer tap, low-level WC, wood-effect flooring, downlighting, and underfloor heating.

### Kitchen / Dining / Family Room

30' 8" (Max) x 19' 8" (Max) ( 9.35m (Max) x 5.99m (Max) )

An impressive L-shaped open-plan living area featuring UPVC windows to the front and rear, with double glazed patio doors opening onto the garden. The space is finished with underfloor heating, wood-effect flooring, and contemporary downlighting throughout.

### Kitchen Area

High-quality Howdens fitted kitchen with eye-level units (including under-cupboard lighting), base units with drawers, and work surfaces over. Integrated dishwasher, built-in fridge/freezer, inset one-and-a-half bowl sink with mixer tap, integrated eye-level oven and grill, induction hob and breakfast bar area. Door to utility room.

### Utility Room

9' (Max) x 5' 4" ( 2.74m (Max) x 1.63m )

A practical utility room with a UPVC window to the front and a glazed door to the side. Fitted with base units and work surface over, incorporating an inset one-and-a-half bowl sink with mixer tap and space for white goods. Also housing the airing cupboard with the underfloor heating system, along with downlighting and continued underfloor heating. The sprinkler system is conveniently located here.

### First Floor Landing

Doors leading to all bedrooms and family bathroom. Loft access.

### Bedroom One

12' 10" (Max) x 12' 5" ( 3.91m (Max) x 3.78m )

A bright front-facing bedroom with a UPVC window and radiator, featuring a door to the en suite. Also includes an airing cupboard housing the wall-mounted Vaillant combination boiler, providing central heating and hot water.

### En Suite

A contemporary en suite featuring a low-level WC, wash hand basin with mixer tap, and wood-effect flooring. The room includes a shower enclosure with mixer shower, partially tiled walls, and a contemporary vertical radiator.

### Bedroom Two

9' 5" x 9' ( 2.87m x 2.74m )

UPVC window to front, radiator, and door to:

### En Suite

A contemporary en suite comprising a low-level WC, wash hand basin with mixer tap, and a shower enclosure with mixer shower. Finished with partially tiled walls, a vertical radiator, and downlighting.

### Bedroom Three

10' 6" (Max) x 9' 10" ( 3.20m (Max) x 3.00m )

A rear-facing room featuring a UPVC window with superb countryside views, radiator.

### Bedroom Four

10' 11" x 6' 7" ( 3.33m x 2.01m )

A rear facing room featuring UPVC window to rear with superb countryside views, radiator.

### Bathroom

A well-appointed bathroom featuring a UPVC window to the rear, low-level WC, wash hand basin with mixer tap, and a shower enclosure. Finished with partially tiled walls, wood-effect flooring, a radiator, and downlighting.

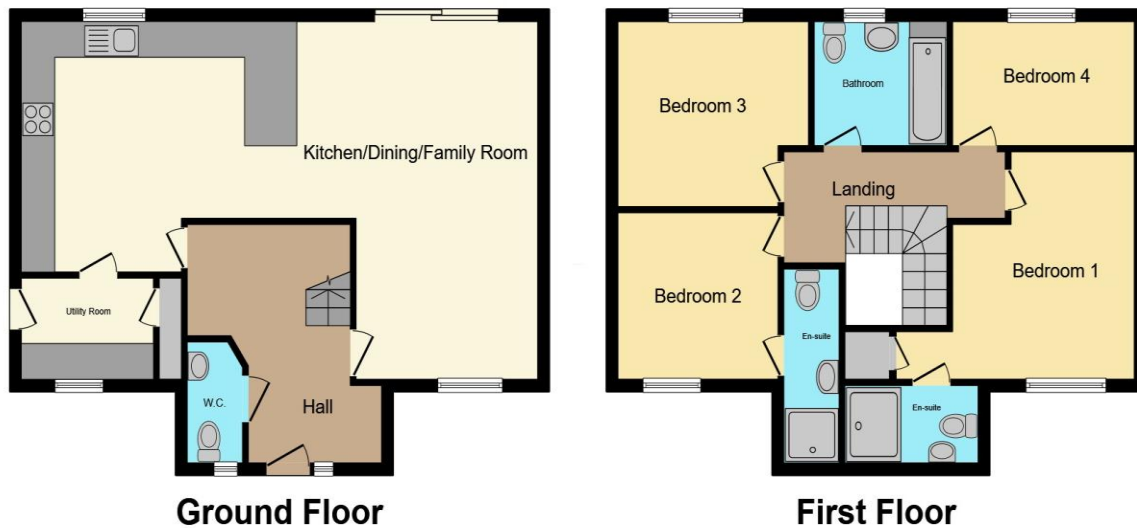
### Front Exterior

A double block-paved driveway provides off-road parking for two vehicles, complemented by a lawned front garden. Side access leads to the rear garden, with the added benefit of an outdoor tap and power supply.

### Rear Garden

A private and enclosed rear garden backing onto picturesque countryside, featuring sandstone paving, a lawned area, raised flower beds, outdoor tap, and power supply, with an additional external power point ideal for a summerhouse, hot tub, or shed.

## Floorplan



Total floor area 121.1 m<sup>2</sup> (1,303 sq.ft.) approx

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