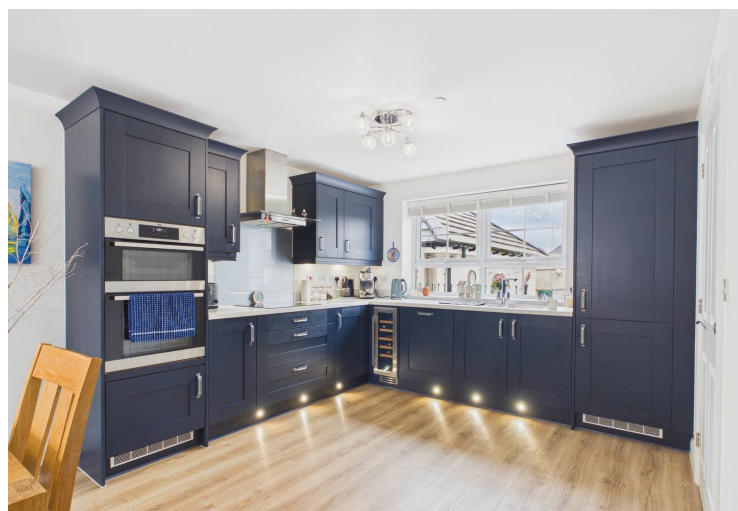
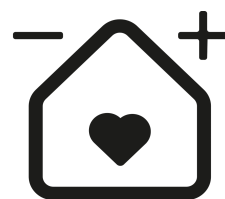




27 Ffordd Y Spitfire, St. Athan

£389,950 Freehold

DETACHED FAMILY HOME. • UPGRADED KITCHEN/DINER. • 4 BEDROOMS. EPC B84. • UPVC. GCH COMBI. GARDENS. • DRIVEWAY FOR 2 CARS. GARAGE. • BARRATTS NEW BUILD. • EN-SUITE. VERY WELL PRESENTED. • QUIET SEMI RURAL LOCTION.



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On the outskirts of St Athan Village, Vale of Glamorgan stands this well presented and upgraded Barratts new build detached family home. 27 Ffordd Y Spitfire 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 briefly comprises; entrance hallway, sitting room, upgraded kitchen/diner, utility room and cloakroom/WC to the ground floor. To the first floor there are 4 bedrooms 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, detached garage, and an enclosed sunny private garden to the rear with superb non slip porcelain tiles. 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. 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: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





GROUND FLOOR

Entrance Hallway

6' 4" x 6' 7" (1.93m x 2.01m)

Stairs to first floor. Opaque glazed front entrance door. Radiator. Door to sitting room and kitchen/diner. Storage cupboard.

Sitting Room

21' 7" x 10' 3" (6.58m x 3.12m)

UPVC French doors to rear and UPVC windows to front. Radiators.

Kitchen/Diner

21' 8" x 10' 11" (6.60m x 3.33m)

UPVC windows to front and rear. Radiator. Wood effect flooring. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Induction hob with hood. Wine cooler. Inset one and a half bowl stainless steel sink with mixer tap. Integrated dish washer. Integrated fridge/freezer. Door to utility room.

Utility Room

6' 9" x 5' 3" (2.06m x 1.60m)

Radiator. Glazed door to rear. Wall mounted combination boiler. Fitted wall and base units. Integrated washing machine with space for tumble dryer. Door to cloakroom/WC.



Cloakroom/WC
5' 5" x 5' 5" (1.68m x 1.68m)

W.C. Radiator. Ceramic wash hand basin with mixer tap.





FIRST FLOOR

Landing

Doors to bedrooms and family bathroom. Loft access. Linen cupboard.

Bedroom 1

12' 8" x 9' 11" (3.86m x 3.02m)

UPVC window to rear. Radiator. Built in wardrobes. Door to en-suite.

En-Suite

6' 1" x 5' 3" (1.85m x 1.60m)

UPVC opaque window to rear. Radiator. Wash hand basin with mixer tap. Low level WC. Radiator. Shower enclosure with mixer shower.

Bedroom 2

9' 1" x 11' 8" (2.77m x 3.56m)

UPVC windows to front. Built in wardrobes. Radiator.

Bedroom 3

8' 9" x 13' 5" (2.67m x 4.09m)

UPVC window to rear. Radiator.

Bedroom 4

10' 9" x 6' 3" (3.28m x 1.91m)

UPVC window to front. Radiator.

Family Bathroom

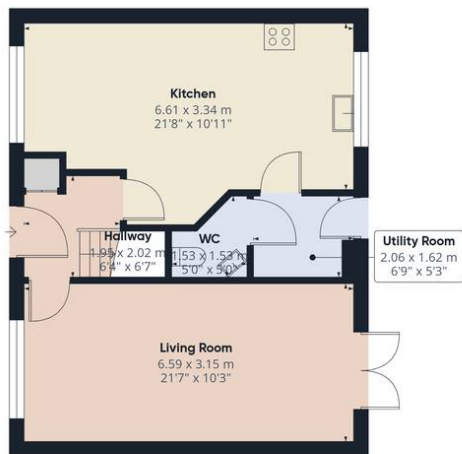
6' 2" x 6' 5" (1.88m x 1.96m)

UPVC window to rear. Vertical radiator. Low level WC. Part tiled walls. Shower enclosure with mixer shower over. Part tiled walls. Wash hand basin unit with mixer tap and cupboards below and above.



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Ground Floor



First Floor



Approximate total area⁽¹⁾
105.7 m²
1138 ft²

(1) Excluding balconies and terraces

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

GIRAFFE 360



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