



49 Rhodfa'r Hurricane
St. Athan, Barry, CF62 4HP
Price £225,000

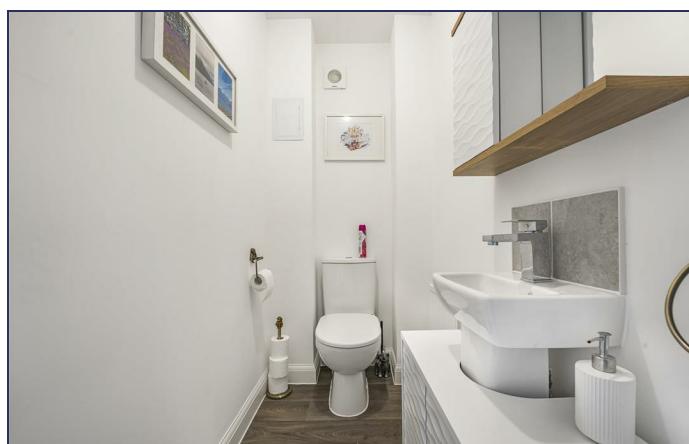
HARRIS & BIRT



An excellent opportunity to purchase this two bedroom, semi-detached, property located on Rhodfa'r Hurricane in the popular village of St. Athan. This immaculately presented property boasts two reception rooms, two bedrooms, and a well-appointed family bathroom, making it an ideal choice for those seeking a modern and comfortable living space.

Situated within a new Barratt/David Wilson development, this property is conveniently located near a variety of local amenities. Residents will appreciate the proximity to the market town of Cowbridge and the picturesque coastal town of Llantwit Major, both just a short drive away. The accommodation features an inviting entrance hall that leads to the living room which is perfect for entertaining. The kitchen provides a great use of space with an abundance of storage, while the ground floor also includes a WC. To the first floor is the master bedroom, alongside an additional bedroom and a family bathroom. Outside, you will find a private enclosed garden, as well as off-road driveway parking for two vehicles.

St. Athan offers a wealth of local facilities within easy walking distance, including a Co-Op supermarket, post office, chemist, and two doctors' surgeries. The village is also home to a well-regarded primary school, St. Athan Church, a library, and St. Athan Golf Club, along with two welcoming pubs. With Aston Martin establishing their electric car production in the area, St. Athan is becoming an increasingly desirable location. Commuters will appreciate the easy access to the B4265 coast road, connecting you to major centres such as Cardiff, Barry, and Bridgend. Cardiff Wales Airport is also within a short drive, and the coast railway at Rhoose and Llantwit Major provides links to mainline stations in Barry, Cardiff, and Bridgend.



Accommodation

Ground Floor

Entrance Hall 3'3 x 3'6 (0.99m x 1.07m)

Access via composite front door with inset vision panel. Vinyl laid wood effect flooring. Skimmed walls and ceilings. Pendant ceiling light. Doorway opens into;

Living Room 13'4 x 13'1 (4.06m x 3.99m)

UPVC window to front. Carpeted flooring. Skimmed walls and ceiling. Pendant ceiling lighting. Stairs leading to first floor.

Kitchen/Dining Room 13'4 x 12'4 (4.06m x 3.76m)

Range of wall and base units with wood effect laminate work surfaces. Integrated items are comprised of slimline dishwasher, four ring gas hob with stainless steel extractor over, electric oven, fridge and freezer. Space for freestanding washing machine. UPVC double glazed French doors leading to rear garden with floor to ceiling windows either side. Grey wood effect vinyl flooring. Skimmed walls, skinned ceiling. Pendant ceiling lighting. Under cabinet work surface lighting. Plinth heater.

WC 6'4 x 3'8 (1.93m x 1.12m)

Continuation of grey wood effect vinyl flooring from kitchen. two piece suite in white comprising of low level WC and pedestal wash hand basin with hot and cold mixer tap. Pendant ceiling lighting. Radiator. Extractor fan.

First Floor

Landing 6'5 x 6'0 (1.96m x 1.83m)

Accessed via quarter turn staircase from living room. Fitted carpet. Skimmed walls and ceiling. Access to loft via hatch. Fitted radiator. Communicating doors to all first floor rooms.

Bedroom One 13'4 x 9'9 (4.06m x 2.97m)

UPVC window to front. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling lighting.

Bedroom Two 13'4 x 7'11 (4.06m x 2.41m)

UPVC window overlooking rear garden. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling lighting.

Bathroom 6'7 x 6'0 (2.01m x 1.83m)

Three piece suite in white comprising low level WC, Pedestal wash hand basin and panel bath. Grey wood effect vinyl flooring. Skimmed walls with tiled splash backs around the bath and sink. Chrome bath tap and shower fitments. Glass shower screen. Pendant ceiling lighting. Radiator. Extractor fan.

Outside

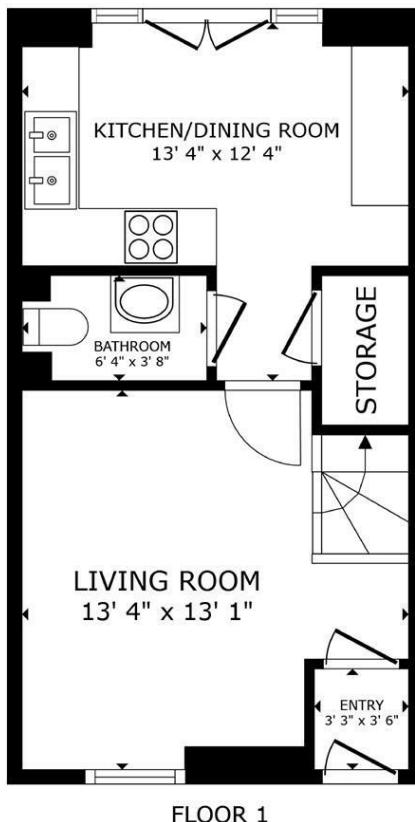
To the front of the property, the driveway has two off-road parking spaces laid to tarmac. The rear garden is laid completely to lawn with feather-edge fencing perimeter.

Services

Mains gas, electric, water and drainage are connected to the property. The property has approximately 7 years remaining on the NHBC warranty.







GROSS INTERNAL AREA
FLOOR 1 343 sq.ft. FLOOR 2 325 sq.ft.
TOTAL : 667 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport®



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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Very environmentally friendly - lower CO ₂ emissions		
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