



£420,000

Ty Newydd House, St Athan

Detached House | 4 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- New-build detached family home
- Stunning open countryside views to the rear
- Large open-plan sitting/kitchen/dining space
- Four bedrooms, including two en suites
- High-quality Howdens kitchen & modern finishes
- Underfloor heating to the ground floor
- Private enclosed rear garden with Indian sandstone patio
- Off-road parking for two vehicles and quiet village location

Property Description

A superb new-build detached family home enjoying beautiful open countryside views to the rear. Finished to a high standard throughout, this spacious four-bedroom property features an impressive open-plan living/kitchen/dining space, two en suite bedrooms and a private rear garden ideal for outdoor dining. Located in a quiet position in St Athan, within walking distance of shops, schools and village amenities, and offering excellent access to Cowbridge, Llantwit Major and Cardiff Airport. Off-road parking for two cars. EPC Rating: B.

Main Particulars

This superb new-build detached family home enjoys beautiful countryside views to the rear and will be presented to a high standard throughout. Situated in a quiet location in St Athan, Vale of Glamorgan, the property is within walking distance of local shops, schools, and village amenities.

The accommodation briefly comprises an entrance hallway, cloakroom/WC, and an impressive open-plan sitting/kitchen/dining room to the ground floor. The first floor offers four bedrooms, with en suites to both the master bedroom and bedroom two, plus a family bathroom.

Outside, there is parking to the front for two cars and an enclosed private rear garden with a countryside aspect and outdoor dining space.

The property benefits from gas central heating, underfloor heating to the ground floor, standard solid construction, UPVC windows and doors including rear patio doors, a Howdens fitted kitchen, high-quality bathrooms and en suites, and superb countryside views from the rear elevation.

A unique opportunity to acquire a detached new-build family home in a central village location close to the Co-op supermarket, pubs, chemist, golf club and more. St Athan village also offers easy access to Cowbridge, Llantwit Major, and Cardiff Airport.

EPC Rating: B

Entrance Hallway

2.46m x 4.62m

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/WC

2.59m x 1.07m

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

Sitting/Kitchen/Dining Room

9.34m x 5.99m

An impressive L-shaped open-plan space with UPVC windows to front and rear, and double glazed patio doors opening to the rear garden. Underfloor heating, wood-effect flooring, and 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

2.74m x 1.68m

UPVC window to front and glazed door to side. Fitted base units with work surface over, inset one-and-a-half bowl sink with mixer tap, space for white goods, airing cupboard containing the underfloor heating system, downlighting, and underfloor heating. The sprinkler system is housed in the utility room.

Landing

Doors to all bedrooms and family bathroom. Loft access.

Bedroom One

3.78m x 3.27m max

UPVC window to front, radiator, door to en suite, and airing cupboard housing the wall-mounted Vaillant combination boiler providing central heating and hot water.

En-Suite

1.14m x 3.38m

Low-level WC, wash hand basin with mixer tap, wood-effect flooring, shower enclosure with mixer shower, partially tiled walls, vertical radiator.

Bedroom Two

3.27m x 2.08m

UPVC window to front, radiator, and door to:

En-Suite

2.69m x 1.50m

Low-level WC, wash hand basin with mixer tap, shower enclosure with mixer shower, partially tiled walls, vertical radiator, downlighting.

Bedroom Three

3.43m x 3.10m

UPVC window to rear enjoying superb countryside views, radiator.

Bedroom Four

3.88m x 2.79m

UPVC window to rear with superb countryside views, radiator.

Family Bathroom

2.39m x 2.08m

UPVC window to rear, low-level WC, wash hand basin with mixer tap, partially tiled walls, wood-effect flooring, radiator, downlighting.

Rear Garden

11.88m x 6.40m

A private, enclosed rear garden backing onto beautiful countryside. Features Indian sandstone paving, lawned area, water tap, power supply, and an additional external power source suitable for a summerhouse, hot tub, or shed.

Front

Double block-paviour driveway providing off-road parking for two cars. Front lawned garden area, side access to rear garden, outdoor tap, and power.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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