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**Atlantic House, St. Donat's CF61 1ZB**

The Vale of Glamorgan

Fixed Price **£875,000**

# Atlantic House

St. Donat's, Llantwit Major

From Cowbridge, travel South following signs for Llanwtit Major. Pass Llandow Industrial Estate on your right hand side. Take the second right hand turning. Follow this country lane to a staggered crossroads. Proceeded over this junction, signposted Atlantic College. At the next junction turn left towards St. Donats. As you enter the village, the road bears left, and Atlantic House will be found immediately on the right hand side.

Spacious five double bedroom detached home in St. Donats village. Three receptions, large kitchen, double garage, wraparound garden, two en-suites, parking, ideal for large families.

Council Tax band: I

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



This large executive detached, five double bedroom family home has been owned by the vendors since its construction in 1996. The property offers spacious living and bedroom accommodation which is suitable for a large or extended family.

It is situated in a small cul-de-sac in the centre of St. Donats village, which lies approximately 2 miles West of Llanwit Major, close to the Heritage coastline.

The accommodation briefly comprises: glazed entrance porch, leading into the large entrance HALLWAY (18'5" x 8'2" plus 4'9" x 13'3"). The hallway has exposed, stripped wood flooring which continues throughout the ground floor living accommodation. Double doors from the hallway lead into the three reception rooms.

The LOUNGE (24'9" x 13') is triple aspect and includes glazed French doors, flanked by windows leading out into the rear garden. A brick-built fireplace, houses an open fire.

The SITTING ROOM (18'11" x 13') also dual aspect has French doors, flanked by windows leading out to the large flagstone laid patio.

The DINING ROOM/ STUDY (13'3" x 13') has a window front and is adjacent to the KITCHEN/ BREAKFAST ROOM (23'6" x 10'7") with windows to front and rear. The bespoke brick-built kitchen has light oak doors and timber work surfaces. Integrated double oven with hob and hood over and freestanding fridge/freezer.

Off the kitchen is a REAR HALL/ UTILITY ROOM (8'7" x 8'1") with access into the rear garden plus space and plumbing for white goods with additional storage cupboards. Beyond the utility room is the integral double GARAGE (18'1" x widening to 26'7" x 18'4") with two roller shutter doors from the driveway plus window and pedestrian door to side and further window to rear. The garage houses the oil fired central heating boiler and benefits from power and lighting.

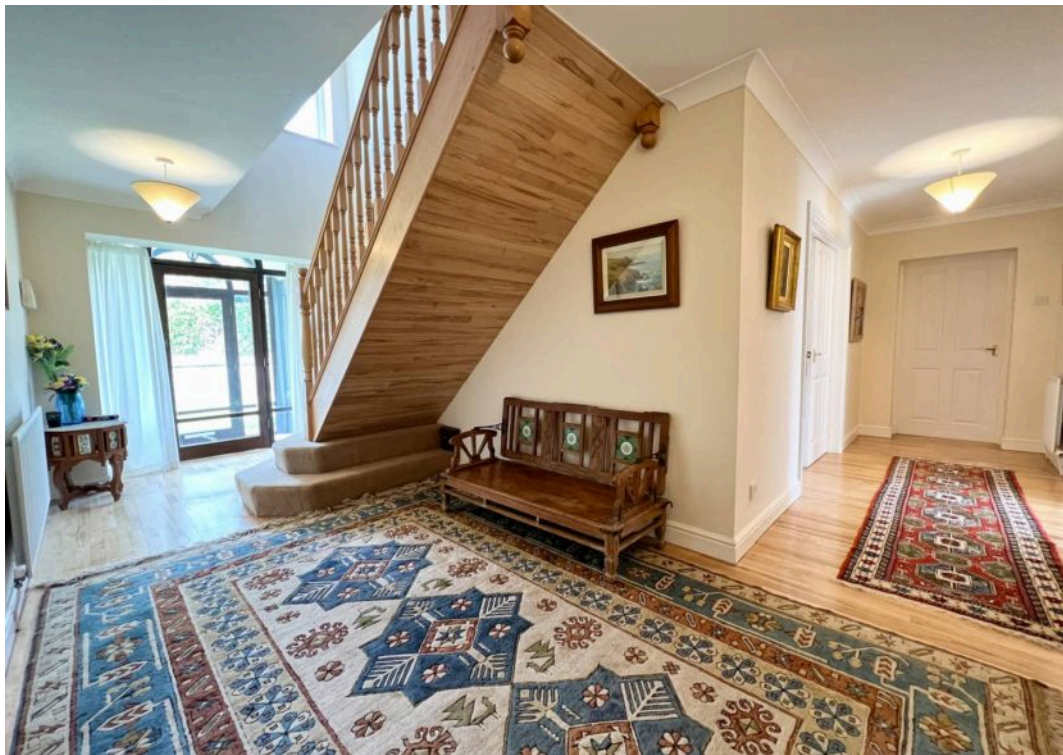
Finally, off the entrance hall is a ground floor CLOAKROOM and cloaks storage cupboard.

The extended first floor landing with window to front has a built-in airing cupboard plus loft inspection point. The property has five large double bedrooms. BEDROOM ONE (17'6" x widening to 26'7" x 18'4") and BEDROOM TWO (15' x 13' max) are both dual aspect, and both benefit from EN-SUITE BATHROOMS (1)(10'2" x 7'5"), (2)(6'11" x 6'1" widening to 9'10" max) . Bedroom one also has a DRESSING ROOM (7'9" x 13' max). BEDROOM THREE (16'11" x 12') and BEDROOM FIVE (13' x 10'10") are located at the front of the property with views into the cul-de-sac. BEDROOM FOUR (13'1" x 12'6") is located at the rear of and enjoys views over the gardens. The FAMILY BATHROOM (9'2" x 7'9") has a white five piece suite which includes a panel bath plus a separate shower cubicle and is flooded with light from a skylight.

Outside to the front of the property is an ornate gravel driveway which offers parking space for several vehicles ahead of the double garage. A flagstone pathway leads to the front door. A lawned garden wraps around the side and rear of the property. The garden is boarded by stonewalling and mature hedgerow.



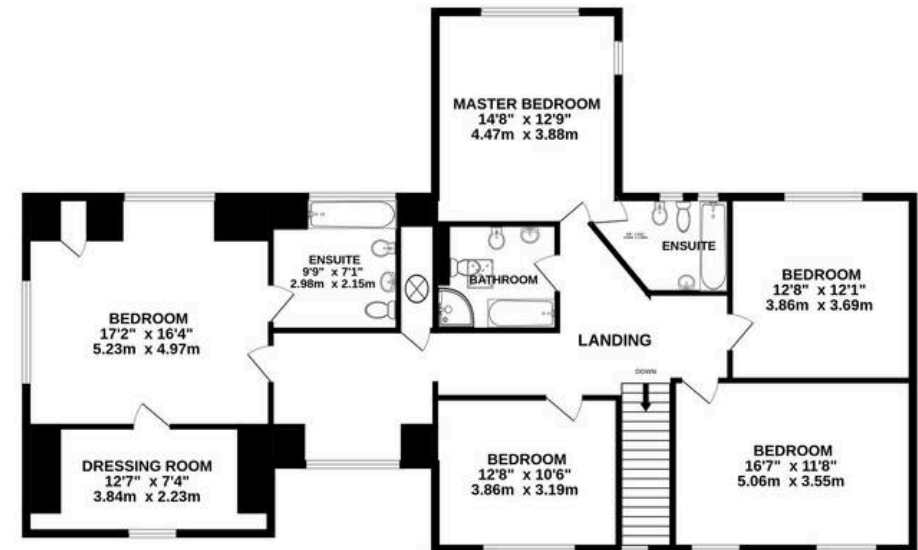
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**GROUND FLOOR**  
1753 sq.ft. (162.8 sq.m.) approx.



**1ST FLOOR**  
1508 sq.ft. (140.1 sq.m.) approx.



**TOTAL FLOOR AREA : 3261 sq.ft. (302.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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