

# The Overview

Property Name:

**Orchard Walk, St. Athan, Barry**

Price:

**£465,000**

Qualifier:

**Asking Price**



## The Bullet Points

- Four-bedroom detached family home
- Spacious entrance hall with wood-effect flooring
- Open-plan kitchen and dining area
- Utility room and ground floor W.C.
- Main bedroom with en-suite and fitted wardrobes
- Double garage and off-street parking
- Bright front reception room with bay window
- White units with wooden worktops
- Home office / study
- Flat rear garden with pergola and seating areas



# The Main Text

Situated in a sought-after residential area, Orchard Walk, St. Athan, Barry, CF62 4NW, is an impressive four-bedroom detached family home offering generous living space, a double garage, and ample off-street parking.

Upon entering the property, you are welcomed into a spacious entrance hall featuring attractive wood-effect flooring that flows seamlessly through to the kitchen and dining areas, creating a cohesive, modern feel. At the front of the property is a large reception room, enhanced by a bay window that lets in plenty of natural light. This room is finished with light carpeting and neutral wall décor, providing a bright and comfortable living space.

The heart of the home is the spacious kitchen and dining area, fitted with white cupboards and wooden worktops, offering both style and practicality. There is ample space for a dining table or the potential for an additional seating area. A square archway leads into the dining area, further enhancing the open-plan feel. From the kitchen, you can access a useful utility room providing additional storage and space for appliances, with direct access to the rear garden. Patio doors from the kitchen/dining area also open onto the garden, making this an ideal space for entertaining.

Completing the ground floor is a dedicated office or study, perfect for home working, along with a convenient downstairs W.C.

On the first floor, the property continues to offer bright, neutral décor throughout. There are four well-proportioned bedrooms, each with built-in wardrobes for excellent storage. The main bedroom features a modern en-suite shower room, finished with light grey tiling in the shower area and wood-effect flooring. A contemporary family bathroom serves the remaining bedrooms and includes a bath with an overhead shower, finished in matching neutral tones.

Externally, the property benefits from a double garage, off-street parking, and a beautifully maintained, flat rear garden. The garden offers two attractive seating areas, one of which features a charming wooden pergola, providing the perfect space for outdoor dining and relaxation. There is also a generous level lawn, ideal for families and entertaining, along with convenient side access.

This well-presented home combines spacious accommodation, modern finishes, and a desirable location, making it an excellent opportunity for prospective buyers.

## Additional Information

Type of home- Detached

Tenure- Freehold

EPC Rating- B

Council tax band- F

Borough- Vale of Glamorgan

## Local Area

Orchard Walk is set within a quiet, well-established residential area of St. Athan, offering a peaceful, family-friendly environment with a strong sense of community. The surrounding area is known for its well-maintained streets, open green spaces, and pleasant coastal surroundings, providing opportunities for scenic walks and outdoor leisure. Nearby amenities include local shops, cafés, and everyday conveniences, while the wider Vale of Glamorgan area offers a variety of leisure facilities, restaurants, and attractions. The location combines a relaxed village atmosphere with easy access to coastal paths, countryside views, and community facilities, making it an attractive place to live.

## Education

The local area is well served by a range of highly regarded primary and secondary schools, making it a popular choice for families. These schools are known for their strong academic standards, supportive learning environments, and wide range of extracurricular activities. Many offer modern facilities and a focus on personal development alongside education. The availability of both English and Welsh-medium education provides further choice for parents, contributing to the area's reputation as a desirable location for family living.

## Transport Links

The area benefits from convenient transport links, making it ideal for commuters and frequent travellers. Well-connected road networks provide easy access to surrounding towns, coastal locations, and the wider Vale of Glamorgan, as well as links towards Cardiff and beyond. Local bus services operate nearby, offering regular routes to Barry, Cardiff, and neighbouring communities. This combination of road and public transport options ensures residents can enjoy both a peaceful residential setting and practical connectivity for work, leisure, and everyday travel.

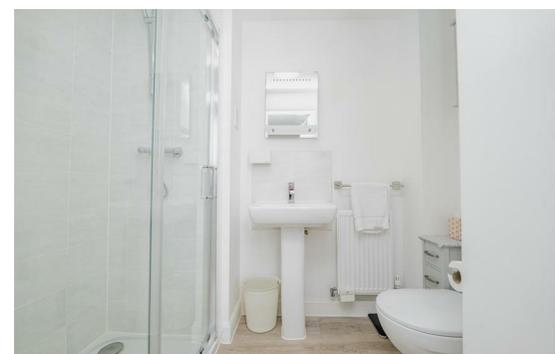
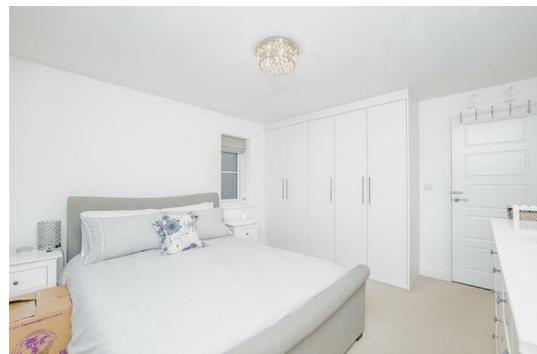
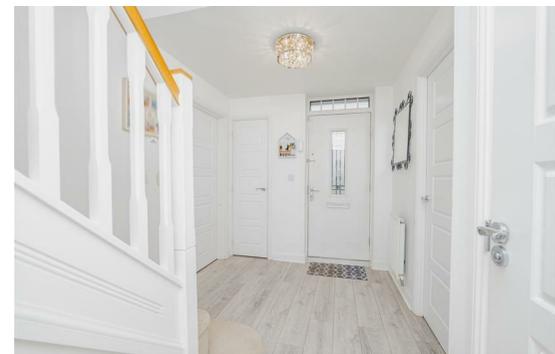
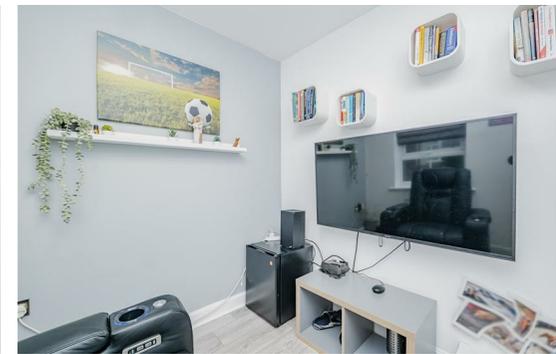
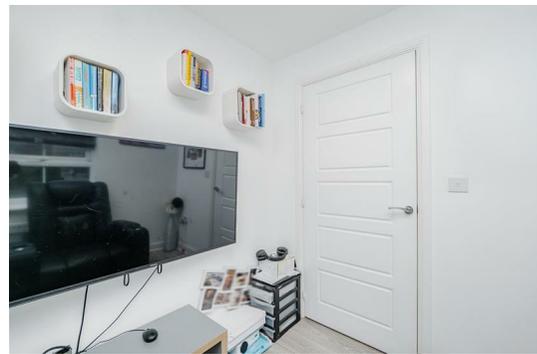
# The Photographs

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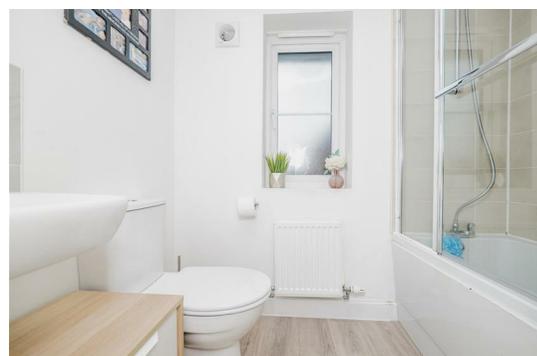
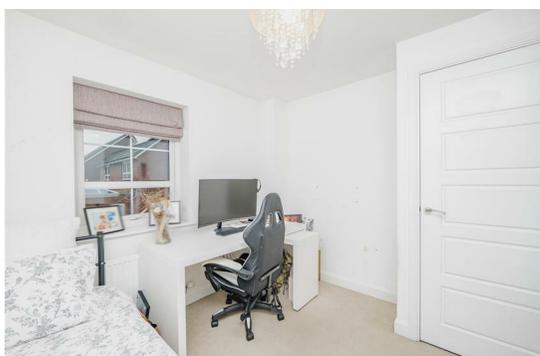
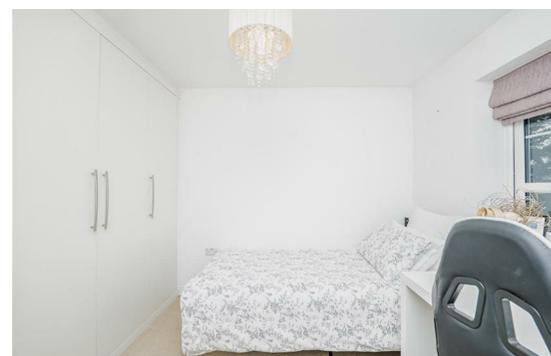
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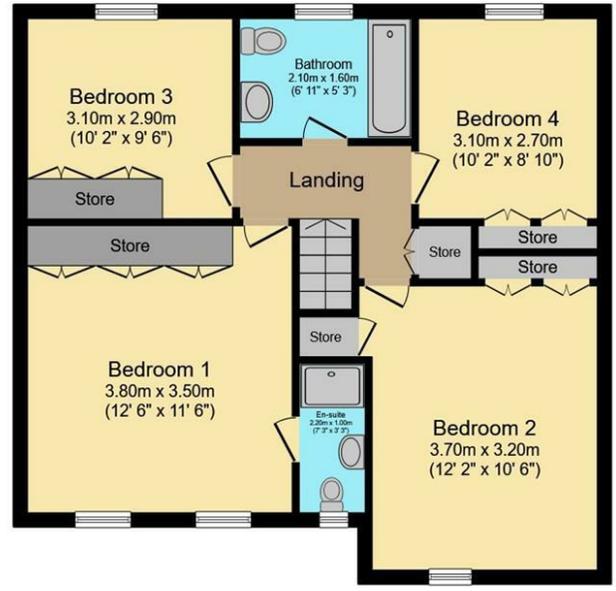
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# The Floorplan



**Ground Floor**  
Floor area 70.4 sq.m. (757 sq.ft.)



**First Floor**  
Floor area 66.6 sq.m. (717 sq.ft.)

Total floor area: 136.9 sq.m. (1,474 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	