



## Tathan Hall, Rectory Drive, offers in excess of £190,000

- First Floor Two Bedroom Apartment
- German Engineered Kitchen with Integrated White Goods
- Karndean flooring to kitchen, hallways and bathroom, carpets to bedroom
- Porcelanosa bathrooms, double glazed sash windows
- 10 Year warranty from 2021
- EPC Rating: Exempt



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## About the property

A high specification first floor apartment of approximately 635 sq ft located within a stunning Grade II listed building comprising of two bedrooms, open plan living room/kitchen/dining. Modern bathroom with shower, Karndean flooring and newly fitted carpets. The building has been sympathetically and methodically restored and converted.

There is an air of community with these apartments. A shared internal courtyard offers privacy for the occupants and chance to get to know their neighbours. Further open space is available outside the building too. With two bedrooms, the second offers the potential to become a study if home working is needed.

Located in the Vale of Glamorgan, St Athan lies off the B4265 road, roughly 8 miles by road northwest of downtown Barry. The boundaries of St Athan are by Eglwys Brewis and Castleton to the north; South Orchard, West Orchard and Llantwit Major to the west, Gileston and the Bristol Channel to the south; and East Orchard and the River Thaw to the east. The village of St Athan is located just a short distance away from the site, a walkable distance for many. There is a local bus service next to the Four Cross Service Station running the X91 & 303 bus services.

With a local village public house, there is also two community centres, one of which holds an annual fun-day. The village has a football team and the St Athan Golf Club. Cardiff Airport the site is located 3.5 miles and just an 8 minute drive from Cardiff Airport.







## Accommodation

### Entrance And Hallway

Via an imposing, stately double door into front hallway, flag stone flooring, wall mounted heater, spotlighting, pendent lighting, mail boxes, double glazed sash window to side, part glazed double fire doors into inner hallway, original tiled flooring that has been beautifully restored, double doors opening onto inner communal open aired courtyard, bespoke, cascading, balustrade staircase with part carpeted tread to first floor, double doors with stained glass offering access to the rear hallway and rear access, doors off the hallways to the ground floor apartments

### Entrance To Apartment 5

Via personal front door, door bell

### Hallway

Fitted light grey carpet, white panel doors with brushed chrome door handles to bed 1,2, open plan living room/kitchen/diner, family bathroom, intercom handset system, loft hatch, light fitting, power points

### Bedroom One

13' 10" x 8' ( 4.22m x 2.44m )

Double glazed sash window with deep window sill and feature side panelling to side elevation, ample double power points, light grey fitted carpets, telephone, TV and satellite point, light fitting

### Bedroom Two

10' 11" x 8' 6" ( 3.33m x 2.59m )

Double glazed sash window with deep window sill and feature side panelling to rear elevation, ample double power points, light grey fitted carpets, telephone point, TV and satellite point, built in wardrobe with hanging rail and drawers below, and housing hot water tank.

### Bathroom

Fitted with a modern "Porcelanosa" suite comprising of low level wc, ceramic rectangular wash hand basin with chrome mixer tap, mirror with glazed shelf and lighting above and pull out vanity storage below, fully tiled enclosed double shower with glazed door and panel, wall mounted heated towel rail, half tiled walls, karndean flooring

### Lounge/Kitchen/Diner

17' 8" x 12' 8" ( 5.38m x 3.86m )

Light, bright and airy double aspect open plan room with double glazed sash window to side and rear elevation, Karndean flooring, sunken spotlight lighting, ample power points, TV point, wall mounted heater, space for sofas, table & chairs. A Modern fitted kitchen with ample wall and base units with worktop space over and matching upstand, stainless steel sink and drainer with mixer tap, electric Hotpoint oven with halogen hob and extractor fan. Integral Hotpoint fridge freezer, integral washing machine.

### Outside Space

A delightful open air communal central courtyard garden which is perfect for el fresco dining or relaxing, allocated parking space

### Additional Information

The apartment is a managed Freehold The Flat is a Freehold with all the residents being directors of Tathan Hall Management Company Ltd. There is a management fee payable.

## Floorplan



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