



## Rhodfa'r Hurricane, St Athan

**£450,000**

- Shenton house type - NHBC Warranty
- Peaceful family friendly neighbourhood close to Heritage Coastline and amenities as well as Llantwit Major and Cowbridge
- Upgraded by the current owners including high specification kitchen
- Separate living room and fantastic open plan kitchen / dining room with doors to the rear garden.
- Four bedrooms with ensuite to the principle bedroom
- Generous landscaped rear garden, detached garage and driveway
- Super fast fibre broadband, Hive heating system
- EPC Rating: B



 4
  2
  1



## About the property

Presenting an executive four-bedroom detached house for sale, situated within the highly sought-after Barratt/David Wilson development on the outskirts of St Athan. Upgraded and neutrally decorated throughout, this contemporary family home offers an excellent blend of style, space and practicality, ideally located both for local amenities and for commuting to nearby towns such as Cowbridge and Llantwit Major.

The ground floor welcomes you with a separate reception room, offering a tranquil space for relaxation and a convenient cloakroom. The heart of the home is the spacious open-plan kitchen / dining room, providing versatile space for family gatherings or entertaining guests. The kitchen is complemented by a convenient utility room.

Upstairs, the accommodation includes a generous master bedroom with its own ensuite, accompanied by three further well-proportioned bedrooms and a modern family bathroom.

The property stands on a substantial plot with a landscaped enclosed rear garden, providing the perfect environment for children to play or for outdoor entertaining. Additional features include a driveway with parking for multiple vehicles and a single detached garage to the side, ensuring ample space for family cars and storage needs. The home also benefits from an NHBC warranty, offering peace of mind for the future.

This is an outstanding family home combining practical living with a sought-after location.





## Accommodation

### Hallway

Entered via composite front door, UPVC double glazed window to front, doors to cloakroom, kitchen/dining room and lounge, carpeted stairs leading to the first floor, LVT flooring, radiator with cover.

### Cloakroom

Push button WC, pedestal wash hand basin, UPVC double glazed obscure window to front, partially tiled walls, LVT flooring.

### Living Room

16' 6" x 11' ( 5.03m x 3.35m )

UPVC double glazed bay window to front, radiator, carpeted.

### Kitchen / Dining Room

25' 1" x 14' 8" (Max) ( 7.65m x 4.47m (Max) )

#### Kitchen

Upgraded kitchen with units to base and wall height, worktops inset with stainless steel sink and drainer and enhanced water pump below to which increases water pressure throughout the property, five ring gas hob with stainless steel extractor hood over, wine cooler, integrated fridge/freezer, and dishwasher.

UPVC double glazed windows overlooking the rear garden, large understair storage cupboard, door to utility room, LVT flooring, opening to dining area.

#### Dining area

UPVC double glazed French doors with side panels leading to the patio area in the rear garden, radiators, continuation of LVT flooring.

### Utility Room

Units to base and wall height, Ideal boiler in one cupboard, integrated washing machine, space for tumble dryer, half glazed door leading to the side of the property and driveway, radiator, LVT flooring.

### Landing

Doors leading to four bedrooms and bathroom, cupboard with shelving, access to loft space, radiator, carpeted.

### Bedroom One

14' 7" (Max) x 11' 1" ( 4.45m (Max) x 3.38m )

UPVC double glazed window to front, fitted wardrobes with sliding mirrored doors, door to en suite, radiator, carpeted.

### En Suite

Shower cubicle with tiled surround, push button WC, pedestal wash hand basin, chrome ladder style radiator, extractor fan, LVT flooring.

### Bedroom Two

11' 8" x 11' 6" (Max) ( 3.56m x 3.51m (Max) )

UPVC double glazed window to front, radiator, carpeted.

### Bedroom Three

10' 3" (Max) x 9' 5" ( 3.12m (Max) x 2.87m )

UPVC double glazed window to rear, radiator, carpeted.

### Bedroom Four

11' 4" x 6' 10" ( 3.45m x 2.08m )

Currently used as a dressing room with UPVC double glazed window to rear, radiator, carpeted.

### Bathroom

Shower over bath with tiled surround, push button WC, pedestal wash hand basin, UPVC double glazed obscure window to rear, chrome ladder style radiator, extractor fan, LVT flooring.

### Front Garden

Low level hedgerow to boundaries with shrubs and flowers, path leading to the front door, driveway to the side of the property with security lighting and access to the garage via up and over door.

### Garage

Accessed via up and over door, lighting and six power sockets.

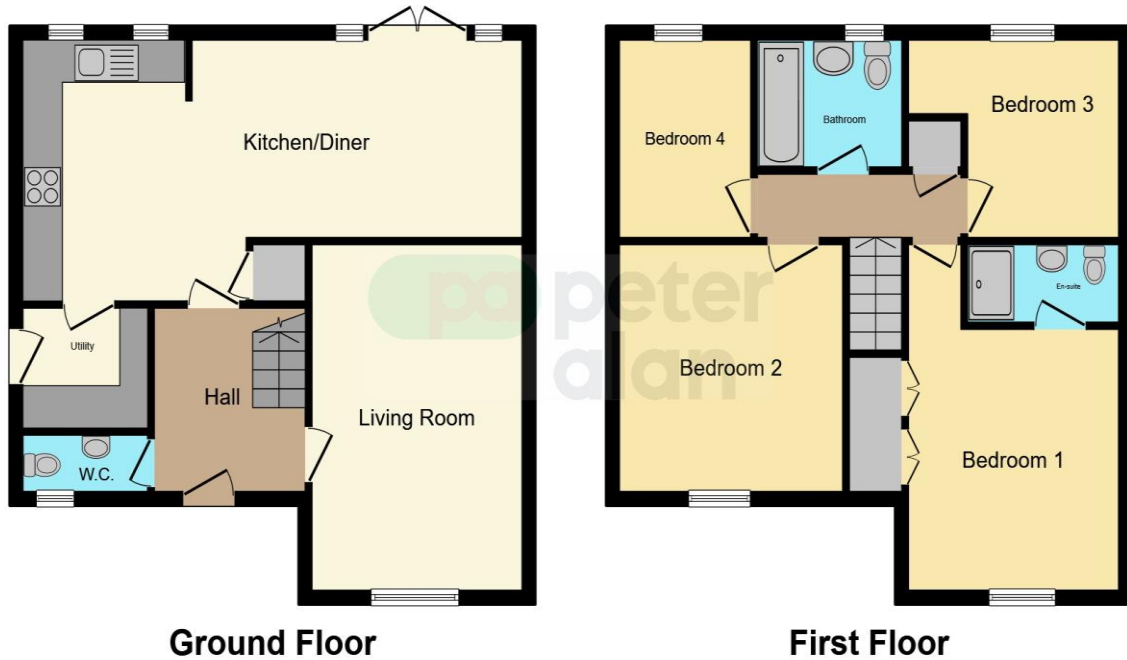
### Rear Garden

Generous landscaped garden upgraded by the current owners and laid to porcelain tiles, fencing to boundaries, external power point, external lighting, cold water tap, gate leading to the driveway and garage.

01446 772857

enquiries@pablack.co.uk

## Floorplan



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let