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1926-2026

18 Ffordd Y Spitfire, St. Athan

Barry

£279,995

18 Ffordd Y Spitfire

St. Athan, Barry

Built in 2022 This modern Barrett Homes, three bedroom semi detached family home is situated on a peaceful development on the periphery of St. Athan Village.

Council Tax band: C

Tenure: Freehold

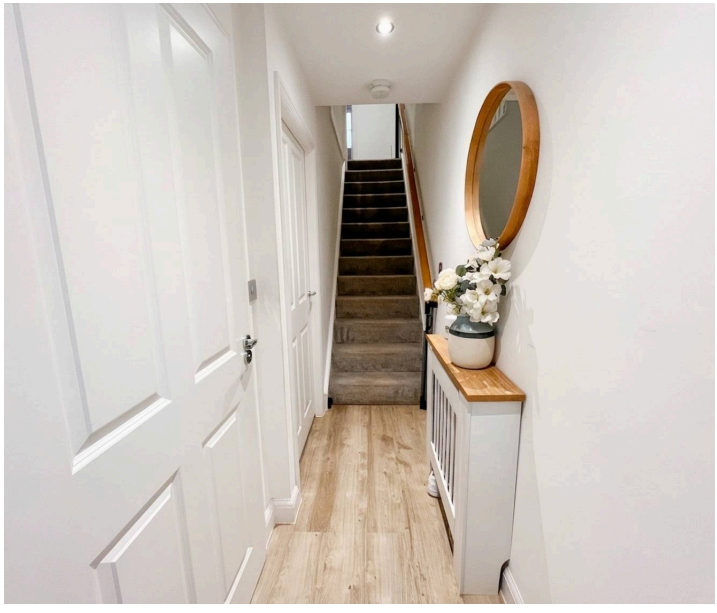
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern Barrett homes built semi-detached property.
- Kitchen/dining room with high gloss white units and access to garden.
- Lounge with picture window to front.
- Ground floor cloakroom.
- Principal bedroom with ensuite shower room.
- Second double bedroom with views over garden.
- Off-road parking for two vehicles.
- Enclosed landscape rear garden with deck and paved patio areas.
- Peaceful position on the periphery of village.







Built in 2022 This modern Barrett Homes, three bedroom semi detached family home is situated on a peaceful development on the periphery of St. Athan Village.

The accommodation comprises of an **ENTRANCE HALL** with vinyl light Ash affect wood flooring. Stairs rise to the first floor. Door off into a ground floor **CLOAKROOM** with a continuation of the same flooring and housing a white two-piece suite.

The **LOUNGE** has a picture window to front aspect with views of the Cul-de-sac.

The **KITCHEN/DINING ROOM** is located at the rear of the property with French doors and window giving access and views into the garden. Within the kitchen is a fitted range of high gloss white base and wall mounted units with complementing work surfaces and splashback. Under unit and kickboard lighting. Integrated oven with four burner gas hob and cooker hood over. Space and plumbing for washing machine and fridge/freezer. Door into under stairs **STORAGE CUPBOARD**. Continuation of same flooring as entrance hall.

The first floor **LANDING** with over stairs storage cupboard and loft inspection point, gives access to the bedroom accommodation. **BEDROOMS ONE and TWO** are comfortable double bedrooms. **BEDROOM ONE** is located at the front of the property and benefit benefits from an **ENSUITE SHOWER ROOM** housing a white three-piece suite including a fully tiled double shower enclosure. **BEDROOM TWO**, enjoy views over the rear garden. **BEDROOM THREE** is a single bedroom which has previously been used as a home office.

The **FAMILY BATHROOM** has a white three-piece suite which includes a panel bath with full splashback tiling above and glazed shower screen.

Outside to the front of the property is a **FORECOURT GARDEN** boarded by railings. To the side of the property is a **TANDEM DRIVEWAY** offering parking space for two vehicles.

To the rear is a larger than average enclosed landscape **GARDEN** which is extensively lawned, with a paved pathway which runs from the rear of the property to the far end of the garden where there is a decked patio with fitted gazebo and garden storage shed.

Directions:

From Cowbridge travel South along the St. Athan Road. Continue passing St Mary Church, and Newbarn holdings, at the roundabout, take the first left into Ffordd Y Spitfire, proceed into the development when number 18 will be found on the left-hand side indicated by our for sale board.



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Naked





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