



Driftwood Barn, 8 Fferm Y Graig
St. Athan, Vale of Glamorgan, CF62 4QQ

Watts
& Morgan



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£282,500 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A beautifully presented three bedroom cottage, nestled in the desirable semi-rural village of St Athan in the Vale of Glamorgan. This semi-detached home blends traditional charm with modern comforts, featuring an eco friendly log burner, stylish slate flooring, and a characterful kitchen. With a well-kept garden boasting fruit trees and a sunny decking area, along with the added bonus of three parking spaces and a storage shed, this is a rare opportunity to own a slice of countryside living in a sought-after location.



Directions

Llantwit Major Town Centre – 3.9 miles

Cardiff City Centre – 14.7 miles

M4 J35 – 12.6 miles

Your local office: Cowbridge

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Summary of Accommodation

About the Property

Nestled in the heart of the semi-rural Vale of Glamorgan village of St Athan, this charming semi-detached barn conversion offers a rare opportunity to enjoy country living with character and convenience. This delightful home welcomes you into a cosy living room with a working eco friendly log burner, perfect for colder evenings, and is finished with beautiful African slate flooring. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor spaces.

Adjacent to the living area is a characterful kitchen designed in keeping with the cottage's rustic style. It features a Belfast sink, single oven, gas hob, and dual-aspect windows allowing natural light to fill the space throughout the day. Upstairs, the property comprises two well-proportioned double bedrooms—both with fitted wardrobes—and a third single bedroom, ideally suited as a nursery or a home office.

Situation

The village of St Athan is situated to the south western side of the Vale of Glamorgan and includes a village shop and post office, doctors surgery and chemist plus a primary school which is a feeder to Llantwit Major Comprehensive School. The nearby market town of Cowbridge and coastal town of Llantwit Major offer a comprehensive range of shops, restaurants and other amenities and hare within convenient travelling distance. The Heritage Coast lies to the south west, with its beautiful cliff top walks and mixture of sandy and stony beaches.



Garden & Grounds

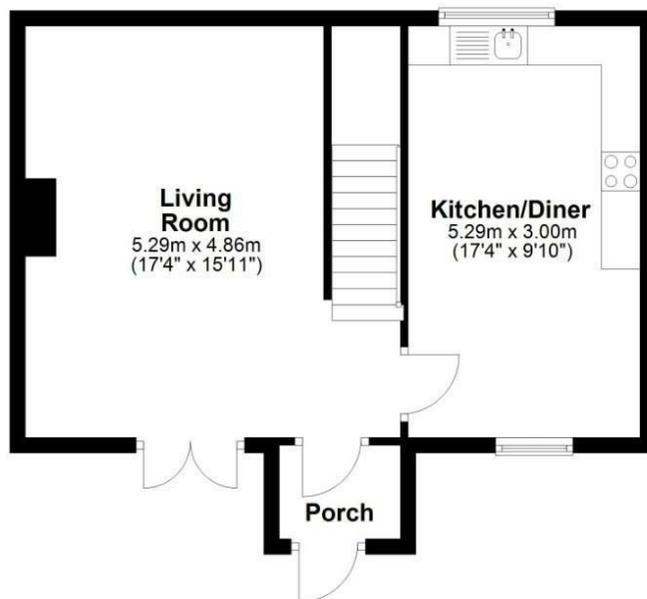
The property enjoys a picturesque and thoughtfully landscaped front garden. Mature apple trees and raspberry bushes add charm and seasonal colour, while a neatly sized lawn and a well-placed decking area offer perfect spots for relaxation or entertaining. In addition to the garden, the property benefits from three allocated parking spaces and a useful storage shed, ensuring practicality matches the property's character.

Additional Information

Freehold. All mains connected. 2 year old boiler with warranty. Council Tax Band D.

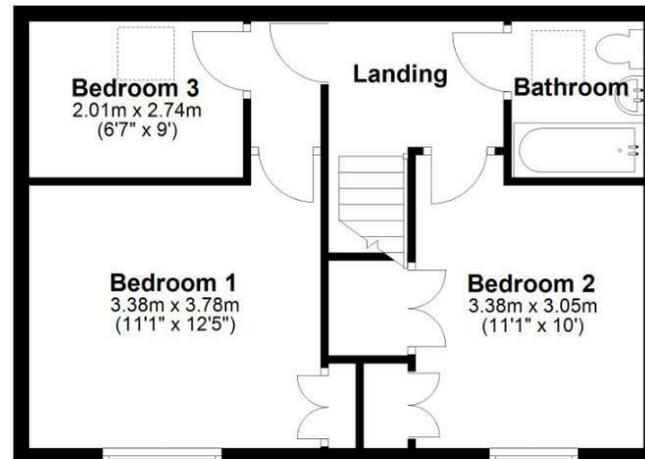
Ground Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.5 sq. feet)



Total area: approx. 88.3 sq. metres (950.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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