



Rhodfa'r Hurricane, St. Athan

offers over £300,000

- Three double bedrooms, including a top-floor principal suite with en-suite
- Bay-fronted lounge and contemporary kitchen/dining room with doors leading to the rear garden.
- Rear garden with established fruit trees and raised vegetable patch, additional wild flower meadow.
- Ground floor cloakroom, en suite to master bedroom and family bathroom.
- Double driveway and single garage.
- EPC Rating: B



3 2 1



About the property

This beautifully presented Kennett house type, built in 2022 by David Wilson Homes, is situated on a prominent plot within the popular St Athan development in the Vale of Glamorgan and offers a thoughtfully designed layout across three floors, with an entrance hallway, cloakroom, bay-fronted lounge, and stylish kitchen/dining room with access to the rear garden to the ground floor. The first floor offers two spacious double bedrooms and a family bathroom, while the entire top floor is dedicated to the impressive master suite with a generous bedroom and contemporary en-suite. Outside, the home boasts a double driveway and single garage and rear and side garden with a raised vegetable patch, patio and BBQ areas and mature fruit trees. Enhanced throughout by the current owners, this is a move-in ready home that perfectly blends comfort, practicality, and modern lifestyle.





Accommodation

Hallway

Accessed via composite front door, part panelled walls, door leading to cloakroom, wood effect floor, radiator, door leading to lounge.

Cloakroom

WC, wash hand basin, extractor, part tiled walls, tiled floor, radiator.

Lounge

17' 3" (Into bay) x 12' max (5.26m (Into bay) x 3.66m max)
UPVC double glazed bay window to front, electric log burner effect fire with tiled surround, storage cupboard, part panelled walls, radiator, wood effect floor, door leading to rear hall.

Rear Hall

Stairs leading to the first floor, radiator, tiled floor, door leading to the kitchen / dining room.

Kitchen / Dining Room

15' 5" x 10' 5" (4.70m x 3.17m)
Spanning the full width of the property, this open-plan space enjoys views over the rear garden.

The kitchen comprises of units to base and wall height, wood effect worktops inset with stainless steel sink and drainer, gas hob with extractor hood over and oven below, tiled splash backs, integrated dishwasher, washing machine, fridge/freezer. UPVC double glazed window overlooking the rear garden.

To the dining area, the walls are part panelled with a bespoke seating area and further space for table and chairs. Wood effect flooring, UPVC double glazed French doors leading to the patio area of the rear garden.

First Floor Landing

Doors leading to two double bedrooms, bathroom and rear landing, storage cupboard, carpeted.

Rear Landing

UPVC double glazed window to front, understairs storage area, stairs leading to the principal bedroom.

First Floor Accommodation

Bedroom Two

13' 7" x 8' 8" (4.14m x 2.64m)

A double bedroom with UPVC double glazed window to rear, radiator, carpeted.

Bedroom Three

10' 6" x 8' 7" (3.20m x 2.62m)

A further double bedroom with UPVC double glazed window to front, radiator, carpeted.

Bathroom

Bath with tiled surround, WC, wash hand basin with tiled splashback, chrome ladder style radiator, extractor, UPVC double glazed window to rear, wood effect vinyl floor.

Second Floor Accommodation

Principal Bedroom

21' 4" (Max) x 15' 4" (Max) (6.50m (Max) x 4.67m (Max))

A superb room occupying the entire top floor, with space for a large bed and seating area. Two rear-facing Keylite roof windows and an additional front window create a bright, airy space. Two radiators, part panelled walls and access to boarded loft space. Door to en-suite.

En Suite

Shower with tiled surround, WC, wash hand basin with tiled splashback, extractor, chrome ladder style radiator, Keylite window to rear, part panelled walls, tiled floor.

Rear Garden

Mostly laid to lawn with patio and BBQ areas, raised vegetable patch with onions, tomatoes, strawberries and potato plants. Established plum and fig tree, rose bush. Fencing to boundaries. Cold water tap, path leading to the side with gate for access to the driveway.

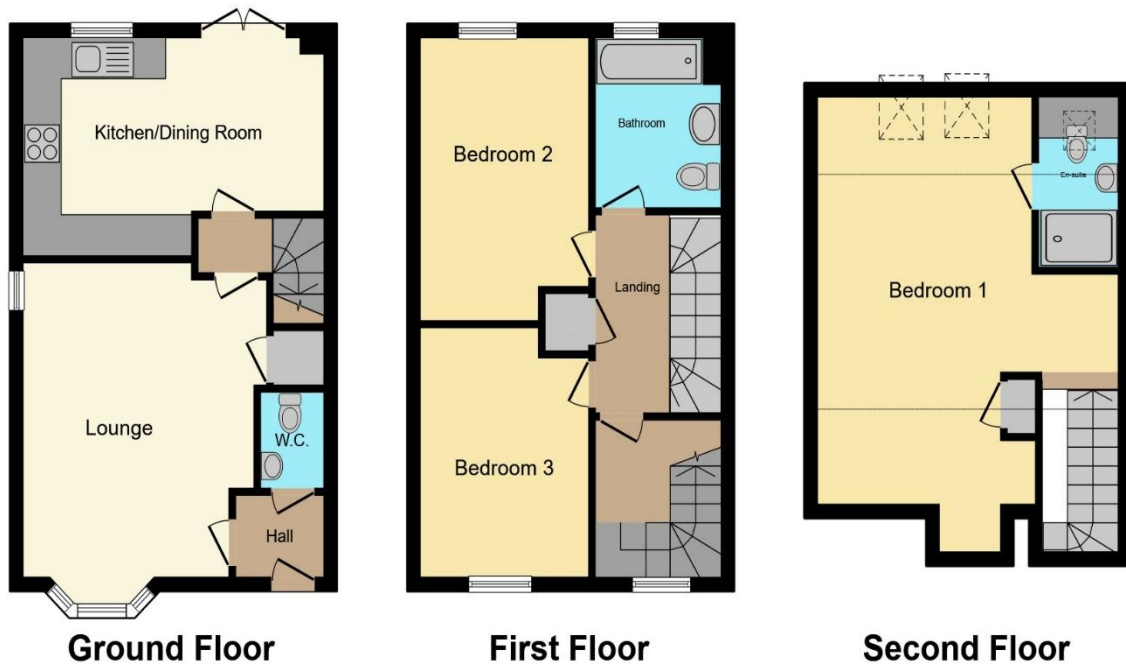
Front Garden

Wild flower meadow, steps leading to the front door, double driveway providing off road parking in front of a single garage with up-and-over door, light, and power.

Additional Information

The whole development will be subject to an estate management charge payable to Mainstay of approx £280 per annum. Mainstay are yet to take over so currently there are no charges to home owners. The boiler has been serviced annually since installation.

Floorplan



Total floor area 104.8 m² (1,128 sq.ft.) approx

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.propertybox.io

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