



## Cedar Road, St Athan offers over £400,000

- Brand new detached home, individually designed, finished to an exceptional standard throughout
- Impressive green credentials including high EPC rating, air source heat pump and EV car charger
- Spacious, versatile accommodation with four double bedrooms and three luxurious bathrooms
- Contemporary heart of the home open-plan kitchen / dining room with sliding doors onto the rear garden
- Generous landscaped garden, ample driveway parking, and scenic countryside views to the front
- EPC Rating: B



4



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## About the property

An individually designed new-build detached home, showcasing an exceptional level of craftsmanship and specification, this four double bedroom property is a striking addition to its semi-rural setting. Thoughtfully planned and beautifully executed, it combines contemporary design with impressive eco-credentials, including a high EPC rating and ground source heat pump heating system. Every detail - from the high-quality finishes and stylish kitchen to the luxurious bathrooms - reflects the uncompromising standards of its build. Generous proportions and a versatile layout provide modern family living across three floors, with elegant interiors bathed in natural light and far-reaching countryside views. Externally, the property benefits from a landscaped rear garden and a sizeable driveway, all tucked away towards the head of a peaceful residential cul-de-sac. Well-connected to nearby towns and amenities, yet enjoying a quiet, private position, this home offers the rare opportunity to purchase a completely new, energy-efficient property finished to such a premium standard.





## Accommodation

### Location

St Athan lies off the B4265 road and is located approximately 3.5 Miles from Cardiff airport and the village itself benefits from well-regarded schooling, a local village pub, two community centres and St Athan Golf Club. To the North is the historic Market town of Cowbridge offering a range of boutique style shops and cafes, whilst, to the East is Llantwit Major which offers Train line services.

### Entrance Hall

Welcoming and spacious, the hallway sets the tone with wood-grain effect flooring extending throughout the ground floor. Carpeted half-turn stairs rise to the first floor, understairs storage with plumbing for a washing machine and a separate cupboard housing the 3 way supply fuse board.

### Cloakroom

Smartly finished with a low-level WC, floating hand basin with vanity storage, and frosted window.

### Lounge

18' 11" x 11' 3" ( 5.77m x 3.43m )

A sizeable front-facing reception room with a large window that frames open countryside views. Neutrally decorated with high-quality finishes, it provides a calm and elegant living space.

### Kitchen / Dining Room

19' 6" x 13' 9" ( 5.94m x 4.19m )

The heart of the home - a bright, spacious, and contemporary open-plan kitchen/diner with sliding doors onto the rear garden. Featuring a sleek, handleless kitchen with quartz countertops, integrated appliances including Bosch oven, induction hob, full-height fridge/freezer, and dishwasher. A striking central island with breakfast bar and feature pendant lighting provides a stylish and practical focal point.

### First Floor Landing

Naturally lit by a frosted window, leading to three well-proportioned double bedrooms and the family shower room.

### Bedroom Two With En-Suite

11' 5" x 10' 6" ( 3.48m x 3.20m )

Front-facing bedroom with elevated countryside views and a luxurious en-suite shower room finished with a double shower enclosure, contemporary sanitaryware, and frosted window.

### Bedroom Three

12' 5" x 9' 6" ( 3.78m x 2.90m )

Generous double, neutrally decorated and overlooking the landscaped rear garden.

### Bedroom Four

13' 11" (Max) x 9' 6" ( 4.24m (Max) x 2.90m )

Generous double, neutrally decorated and overlooking the landscaped rear garden.

### Family Shower Room

Finished to a high standard with tiled walls and floor, large shower enclosure, WC, and vanity unit.

### Second Floor Landing

Doors leading to Bedroom one and bathroom, UPVC double glazed window to side, carpeted.

### Bedroom One

13' 10" x 14' 2" ( 4.22m x 4.32m )

A superb top-floor suite with pitched ceilings and dual Velux roof lights, ideal as a principal or guest suite. Includes a walk-in dressing room and luxurious bathroom opposite.

### Bathroom

Beautifully appointed with a free-standing bath, floor-mounted taps, corner shower, integrated WC and vanity unit, and a porthole window enjoying far-reaching rural views.

### Front Garden

Generous tarmac driveway provides parking for multiple vehicles, a lawned area opposite the front of the property that could be used as additional parking for visitors, flower beds with shrubs, side access to the rear.

### Rear Garden

The landscaped garden features a lawn, fenced boundaries, and a raised decked area directly off the kitchen/diner - perfect for seamless indoor-outdoor living.

## Floorplan



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