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31 St. Johns View, St. Athan

Barry

Guide Price £279,500

31 St. Johns View

St. Athan, Barry

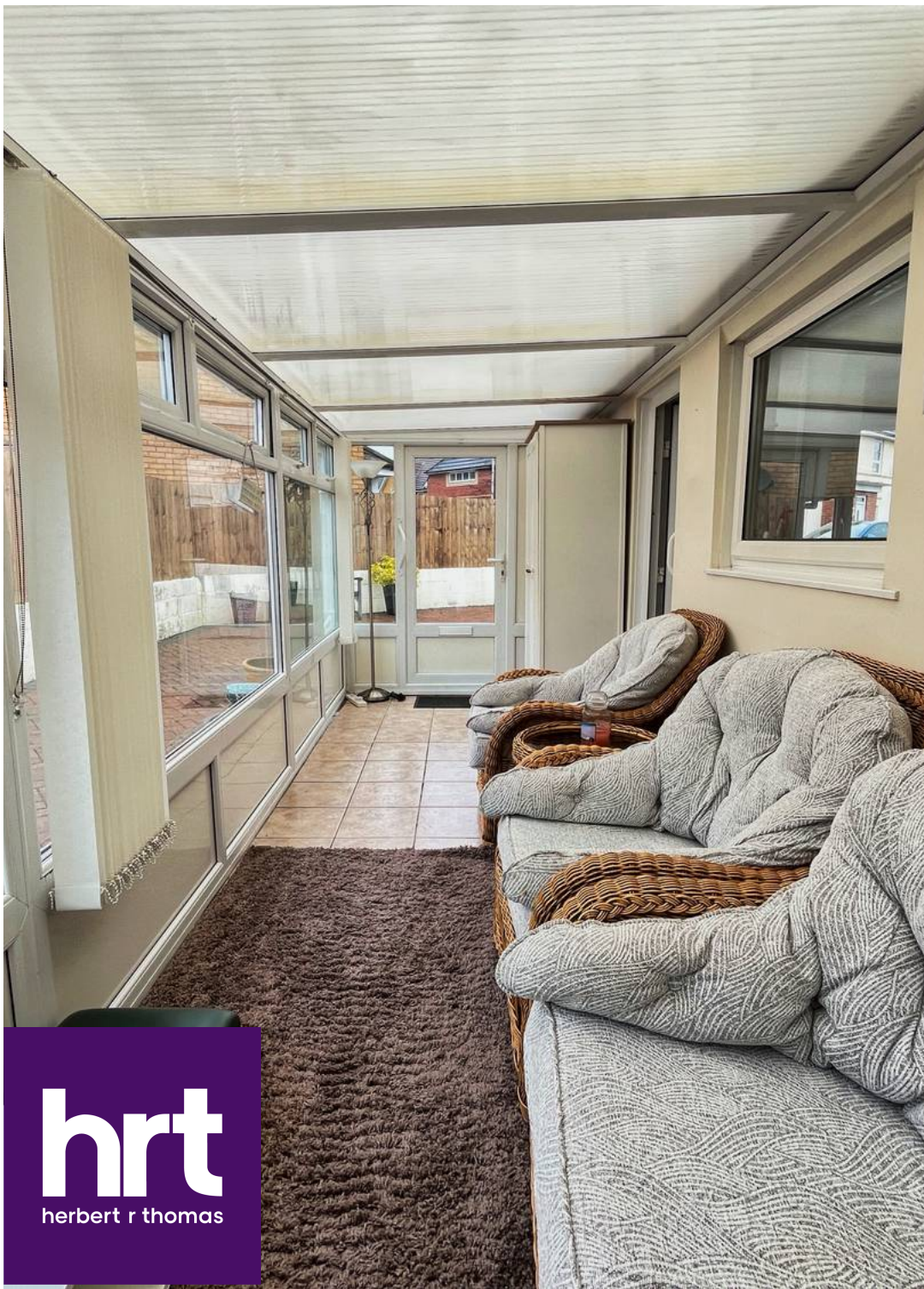
Bright sunroom, modern kitchen/diner, spacious living room, three bedrooms, shower room, enclosed south-facing garden, large driveway for 3-4 cars, single garage, and easy-care gardens.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G





31 St. Johns View

St. Athan, Barry

Part-glazed door opens into a bright **sunroom** featuring tiled flooring, a part-pitched roof, and large side-elevation windows.

A further door leads into the modern **kitchen**, fitted with a range of wall and base units, tiled flooring, and a central ceiling light. Appliances to remain include a stainless steel sink and drainer, oven/grill with electric hob above, and a wall-mounted boiler. This is a naturally bright space with a large window overlooking the front garden and an additional side window.

From a carpeted inner **hall**, access is provided to the remaining accommodation.

The generous front-facing **living room** enjoys views over the garden and features fitted carpet and a chimney breast with inset electric fireplace.

Opposite lies a modern **shower room** comprising a corner shower enclosure, low-level WC, and vanity sink, with a frosted window to the side elevation.

Bedroom One is a well-proportioned double positioned to the rear of the property, enjoying garden views, fitted carpet, and a host of integrated wardrobes, cupboards, and drawers.

Dining room/Bedroom Two is currently used as a sitting room but is a well-balanced double bedroom with French doors opening directly onto the rear garden.

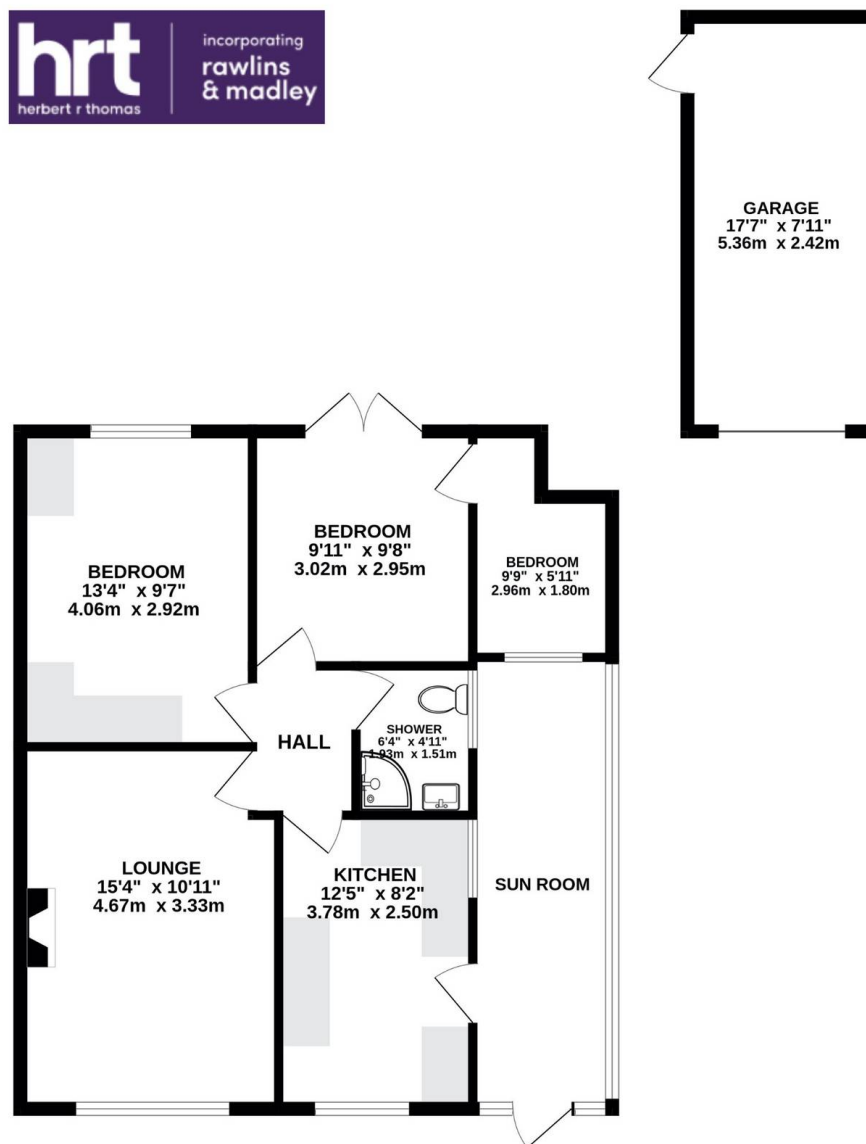
Just off Bedroom Two is **Bedroom Three**, currently configured as a single bedroom but equally suitable as a study or dressing room if required.

To the front, double gates open to an easy-to-maintain **garden** with raised beds and a spacious paved **driveway** extending along the side of the property, comfortably accommodating 3-4 vehicles. Beyond this is a single garage with electric roller door, power, lighting, and both a window and door providing access to the rear garden.

The **rear garden** is fully enclosed and enjoys a southerly aspect. It features a central artificial-grass lawn edged with gravel, a paved seating area, and raised flower beds along the rear boundary.



GROUND FLOOR
844 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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