



hrt
herbert r thomas

The Lodge, St Johns View, St Athan, CF62 4NZ

Vale of Glamorgan

£299,950

The Lodge

From our Cowbridge office travel along the High Street onto Eastgate, turning right onto the St Athan Road at the traffic lights. Continue on this road passing through The Herbert's and New Barn Holdings. Travel into St Athan passing the RAF base on the right. Proceed down and up the hill into St Johns View, where 'The Lodge' will be on your left hand side.

A beautifully finished new-build bungalow in a sought-after St Athan village, offering stylish open-plan living, underfloor heating and private outdoor space.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





Situated in the village St Athan, this beautifully presented new-build detached bungalow offers modern, low-maintenance living finished to an excellent standard throughout.

The property is entered via a UPVC panel front door into a welcoming **hallway**, featuring a useful storage cupboard housing the boiler, with additional space for a washing machine and controls for the underfloor heating system. A Velux window above provides natural light, along with access to a small loft space.

The contemporary **bathroom** has been thoughtfully designed and comprises a double shower with sliding glass door, complete with both rainfall and handheld shower heads. There is a low-level WC with push-button flush, a modern vanity unit with wash hand basin and mixer tap, and double-glazed window to the front.

The accommodation includes **two well-proportioned double bedrooms**, with the main bedroom benefiting from patio door open onto the outdoor patio area.

At the heart of the home is a stylish, fully fitted **kitchen** featuring integrated appliances including a dishwasher, fridge and freezer, alongside a stainless steel sink with mixer tap. Cooking facilities include a Lamona hob, Lamona oven and Neff stainless steel extractor. Natural light is enhanced by both a Velux window and a front-facing double-glazed window.

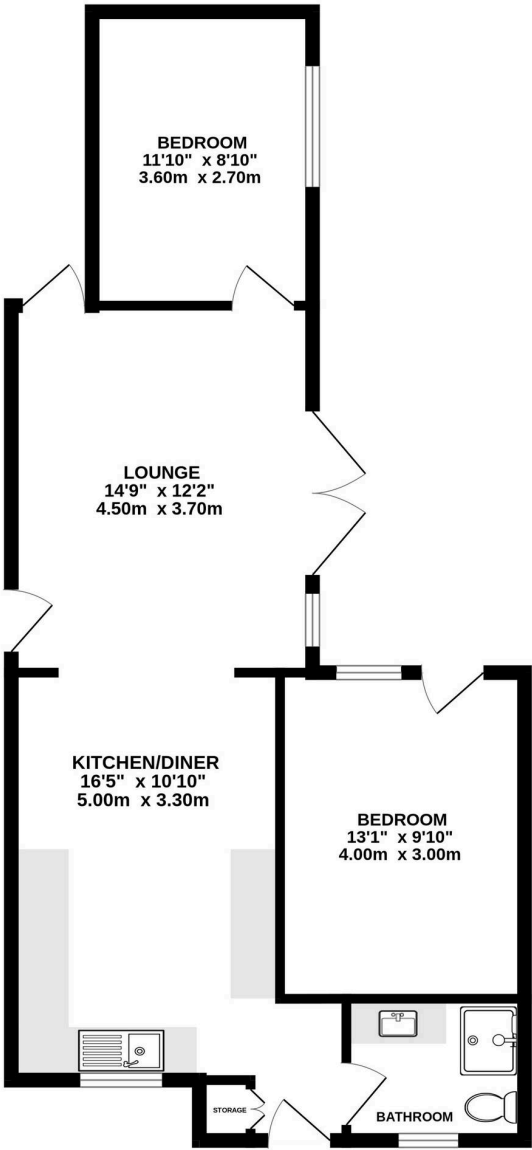
The **kitchen** flows seamlessly into the living area, creating a bright and versatile open-plan space. The **lounge** benefits from multiple access points, including side and rear doors, as well as patio doors opening onto the garden, ideal for indoor-outdoor living and entertaining.

Externally, the rear garden offers a generous patio area, ideal for seating and entertaining, along with an outdoor tap and outdoor plug socket. To the front, the property enjoys a sunny aspect and features a block-paved driveway providing off-road parking for multiple vehicles. Additional benefits include an outdoor shed with power, external lighting, and power socket to front.

Side access connects the front and rear of the property, and the comfort and efficiency of underfloor heating throughout with no gas supply.



GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA: 654 sq.ft. (60.8 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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