



## 74 Ffordd Y Spitfire, St. Athan

£370,000 Freehold

DETACHED FAMILY HOME. • 3 DOUBLE BEDROOMS. • STUDY/4TH BEDROOM. • DOUBLE DRIVEWAY. GARAGE. • UPVC. GCH COMBI. • UTILITY. CLOAKROOM/WC. • EPC B83. EN-SUITE. • VIEWINGS RECOMMENDED.





This well presented David Wilson new build detached family home is located in St Athan Village, Vale of Glamorgan. 74 Ffordd Y Spitfire is located within easy reach of local shops, schools, the towns of Cowbridge and Llantwit Major, and the Heritage Coastline with its beaches. The property briefly comprises; entrance hallway, sitting room, kitchen/diner, utility room and cloakroom/WC to the ground floor. To the first floor there are 3 double bedrooms, study/bedroom 4 and family bathroom with an en-suite shower room to the master bedroom. Outside there is a garden area to the front with double driveway for two cars and a garage, and an enclosed garden to the rear. This stunning home enjoys gas central heating with a combination boiler, sprinkler system, UPVC windows and doors and French doors to the rear. Viewings are highly recommended to fully appreciate the rural village location and high standard of presentation. Please note there is a service charge for the property to help with the upkeep and maintenance of the site.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## GROUND FLOOR

### Entrance Hallway

5' 1" x 4' 6" (1.55m x 1.37m)

Radiator. Opaque glazed front entrance door. Stairs to first floor. Door to sitting room.

### Sitting Room

16' 2" x 10' 10" (4.93m x 3.30m)

UPVC window to front. Door to kitchen/diner. Radiator. Large under stairs cupboard.

### Kitchen/Diner

9' 11" x 16' 2" (3.02m x 4.93m)

UPVC window and French doors to rear. Door to utility room. Radiator. Space for dining room table and chairs. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink with mixer tap. Integrated dishwasher, fridge and freezer. Gas hob, oven and hood.

### Utility Room

5' 4" x 5' 1" (1.63m x 1.55m)

Fitted eye level units with work surface, space for white goods, and UPVC window to rear. Door to cloakroom/WC.

### Cloakroom/WC

5' 4" x 3' 3" (1.63m x 0.99m)

Window to rear.



Landing

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**FIRST FLOOR**

**Landing**

3' 1" x 9' 11" (0.94m x 3.02m)

Linen cupboard. Radiator. Loft access with pull down ladder, partially boarded, with lighting, fully insulated and room for storage.

**Bedroom 1**

11' 7" x 10' 10" (3.53m x 3.30m)

Dressing room. UPVC window to front. Door to en-suite. Radiator.

**En-Suite**

4' 8" x 7' 7" (1.42m x 2.31m)

Shower enclosure with mixer shower. Radiator. Low level WC. Wash hand basin.

**Bedroom 2**

11' 3" x 10' 9" (3.43m x 3.28m)

UPVC window to front. Radiator. Good size double room.

**Bedroom 3**

9' 9" x 11' 5" (2.97m x 3.48m)

UPVC window to rear. Radiator. Good size double room.

**Bedroom 4/Study**

7' 2" x 6' 1" (2.18m x 1.85m)

UPVC window to rear. Radiator. Used as a study or as a small 4th bedroom.

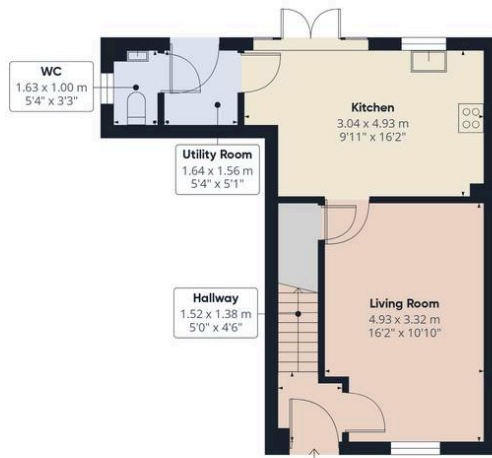
7' 2" x 6' 1" (2.18m x 1.85m)

Shower enclosure with mixer shower. UPVC opaque window to rear. Paneled bath. Low level WC. Wash hand basin with mixer tap. Vertical radiator.



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Ground Floor



First Floor



Approximate total area<sup>(1)</sup>  
93 m<sup>2</sup>  
1000 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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