



## Rhodfa'r Hurricane, St Athan

offers over **£450,000**

- Bright, beautifully presented 'Avondale' home designed for modern, comfortable living
- Spacious 1,496 sq ft layout with a smart and practical use of space
- Light-filled ground floor with French doors opening to the garden from both the living room and kitchen/dining area
- Stylish dual-aspect kitchen and dining space ideal for family life and entertaining
- Flexible study perfect for home working, playroom, or additional lounge
- Four well-proportioned bedrooms, all offering generous storage
- En suite shower room to main bedroom plus four piece family bathroom
- Sunny south-facing rear garden with access from multiple rooms, plus garage and driveway for convenience
- EPC Rating: B



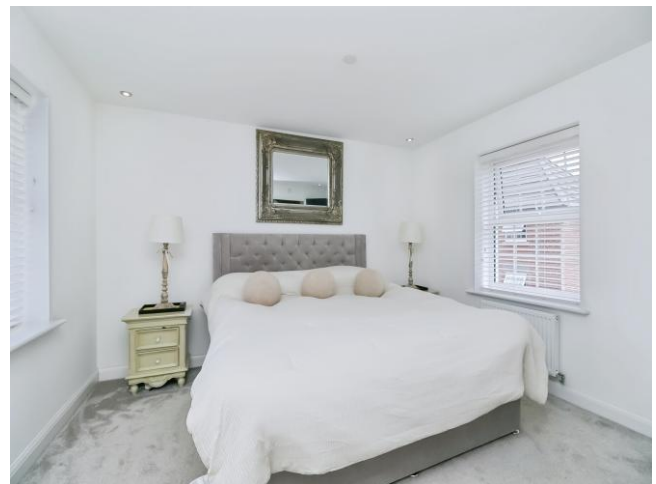
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## About the property

Beautifully presented throughout, this "Avondale" housetype at 1496 sq ft by David Wilson Homes offers a clever use of space, perfect for modern living. The light-filled ground floor features French doors that open to the rear garden from both the dual-aspect kitchen / dining room and living room. A versatile study at the front of the property can adapt to your family's needs. Each of the four bedrooms offers ample storage, with the main bedroom featuring a spacious en-suite shower room. The main family bathroom includes both a bath and a double shower.

Externally, the property offers a large single garage with a driveway, The south facing rear garden, accessible from the lounge, utility, and kitchen, has a sunny aspect perfect for entertaining and enjoying the sun throughout the day. This outstanding home is ready to move in and enjoy.





## Accommodation

### Location

Conveniently located within walking distance of various village amenities, including a Co-Op supermarket, post office and chemist. Two doctors surgeries, St Athan Church, a library, St Athan golf club, one pub and a restaurant and a petrol station closeby. The market town of Cowbridge is a few miles to the North and the B4265 Coast Road provides easy access to Cardiff, Barry and Bridgend. Cardiff Airport is a short drive away as is the Heritage Coastline and beaches. Railway stations at Llantwit Major and Rhoose connect to mainline stations in Barry, Cardiff and Bridgend.

### Hallway

Entered via composite door, doors leading to the kitchen/ dining room, living room, study and cloakroom. Storage cupboard, stairs leading to the first floor, wood effect flooring, radiator.

### Living Room

18' (Max) x 11' 9" ( 5.49m (Max) x 3.58m )

UPVC double glazed windows to side and rear, French doors leading to the patio area in the rear garden, panelled walls, radiator, wood effect flooring.

### Study

9' 4" x 8' 1" ( 2.84m x 2.46m )

UPVC double glazed window to front, radiator, wood effect flooring.

### Kitchen / Dining Room

20' 2" (Max) x 12' 4" (Max) ( 6.15m (Max) x 3.76m (Max) )

A fantastic open plan social living space with units to base and wall height, worktops with matching upstands, stainless steel sink and drainer, integrated oven and microwave, five ring gas hob with ceramic splash back and stainless steel extractor hood over. Integrated dishwasher, integrated fridge and freezer UPVC double glazed French doors with side panels leading to the rear garden, UPVC double glazed bay window to front. radiator, wood effect flooring, door to utility room.

### Utility Room

6' 9" x 5' 6" ( 2.06m x 1.68m )

Units to base and wall height, worktop with matching upstands inset with stainless steel sink and drainer. Space and plumbing for appliances. Radiator, wood effect flooring, composite door leading to the rear garden.

### Cloakroom

UPVC double glazed obscured window to side, push button WC, pedestal wash hand basin with tiled splash back, radiator, wood effect flooring.

### First Floor Landing

Doors leading to four bedrooms and bathroom, access to loft space, cupboard housing water tank, radiator, carpeted.

### Bedroom One

18' 4" (Max) x 11' 10" ( 5.59m (Max) x 3.61m )

Double aspect with UPVC double glazed windows to sides, fitted wardrobes, door to en suite, radiators, carpeted.

### En Suite

Shower cubicle with tiled surround, push button WC, pedestal wash hand basin, UPVC double glazed obscured window to side, chrome ladder radiator, vinyl flooring, extractor fan.

### Bedroom Two

15' 2" (Max) x 9' 3" ( 4.62m (Max) x 2.82m )

UPVC double glazed windows to front, fitted wardrobes, further storage cupboard radiator, carpeted.

### Bedroom Three

10' 8" (Max) x 9' 5" ( 3.25m (Max) x 2.87m )

UPVC double glazed window to rear, fitted wardrobes, radiator, carpeted.

### Bedroom Four

12' 8" x 8' 4" (Max) ( 3.86m x 2.54m (Max) )

UPVC double glazed window to front and side, storage cupboard, radiator, wood effect flooring.

### Bathroom

Shower cubicle with tiled surround, bath with tiled surround, push button WC, pedestal wash hand basin, chrome ladder radiator, extractor fan, vinyl flooring.

### Rear Garden

Mostly laid to lawn and patio, wall and fencing to boundary, raised flower bed, cold water tap, gate leading to the driveway. Sliding patio doors for access to the garage.

### Garage

21' 4" x 10' 7" ( 6.50m x 3.23m )

Up and over door to the front, frosted UPVC double glazed sliding patio doors leading to the rear garden. Lighting and electrical points, eave storage.

## Floorplan



**Ground Floor**



**First Floor**

Total floor area 158.4 m<sup>2</sup> (1,705 sq.ft.) approx

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