



Ffordd Y Spitfire, St Athan

offers over £360,000

- Beautifully presented David Wilson family home.
- Convenient access to Cowbridge, Llantwit Major and the Heritage Coast.
- Spacious living room and kitchen/dining room with utility room off.
- French doors opening onto the landscaped rear garden.
- Four bedrooms including three doubles with ensuite to the principal bedroom.
- Four piece family bathroom.
- Double driveway, garage and enclosed rear garden ideal for family living.
- EPC Rating: B



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About the property

This beautifully presented David Wilson home is ideally positioned for convenient access to local shops, schools, the market town of Cowbridge, Llantwit Major, and the stunning Heritage Coastline with its picturesque beaches and coastal walks.

The well-appointed accommodation briefly comprises an inviting entrance hallway, a spacious sitting room, and a superb kitchen/dining room with French doors opening onto the landscaped rear garden, creating an ideal space for both family living and entertaining. A utility room and cloakroom/WC complete the ground floor accommodation. To the first floor, there are three double bedrooms and a fourth bedroom ideal for a nursery / study in addition to a four piece family bathroom, with the principal bedroom benefiting from its own en-suite shower room.

Externally, the property benefits from a double driveway providing off-road parking for two vehicles, along with a garage. To the rear, a fully enclosed landscaped garden offers a private outdoor space.

Offering modern, flexible living accommodation, this family home is conveniently located within easy reach of both the coast and countryside.





Accommodation

Hallway

Entered via opaque glazed front door, stairs leading to the first floor, door to living room, radiator.

Living Room

16' 3" x 10' 9" (4.95m x 3.28m)

UPVC double glazed window to front, large under stairs cupboard, door to kitchen/diner, radiator.

Kitchen / Dining Room

16' 2" x 10' (4.93m x 3.05m)

UPVC double glazed window overlooking the rear garden and French doors leading to the rear garden. 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 extractor hood over. Space for dining room table and chairs. Door to utility room. Radiator.

Utility Room

5' 5" x 5' 1" (1.65m x 1.55m)

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

Cloakroom

UPVC double glazed obscured window, push button wc, pedestal wash hand basin with tiled splash back.

First Floor Landing

Doors leading to four bedrooms and family bathroom, airing cupboard, loft access with pull down ladder, partially boarded, with lighting, fully insulated and room for storage. Radiator.

Bedroom One

13' 10" x 10' 10" (4.22m x 3.30m)

UPVC double glazed window to front, dressing room area with fitted wardrobes, door to en suite, radiator.

En Suite

Shower enclosure with mixer shower. Low level WC, wash hand basin, radiator.

Bedroom Two

11' 5" x 10' 9" (3.48m x 3.28m)

Double room with UPVC double glazed window to front, radiator.

Bedroom Three

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

Double room with UPVC double glazed window to rear, radiator.

Bedroom Four

7' 1" x 6' (2.16m x 1.83m)

UPVC double glazed window to rear, radiator.

Family Bathroom

Four piece suite comprising of panelled bath, shower enclosure with mixer shower. UPVC opaque low level WC, Wash hand basin with mixer tap. Window to rear, vertical radiator.

Front Garden

Double driveway, access to garage via up and over door, area laid to lawn, side access to the rear garden.

Garage

20' 4" x 10' 9" (6.20m x 3.28m)

Currently used as a gym and storage with lighting and electrical points, wall mounted boiler.

Rear Garden

A beautifully landscaped rear garden with seating areas laid to patio and decorative stone, area laid to lawn, fencing to boundaries, pathway to the front of the property.

Additional Information

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

There will be an Estate Management fee payable by all residents. The Management company is yet to take over the development.

Floorplan



Total floor area 126.5 m² (1,362 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

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