



3 Ringwood Crescent
St. Athan, Vale of Glamorgan, CF62 4LA





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£965,000 Freehold

7 Bedrooms : 4 Bathrooms : 4 Reception Rooms

A most impressive property understood to date from the 1930s. A leisure suite has been added to the already extensive accommodation and provides considerable flexibility for families / extended families. Living room, dining room, study and kitchen/breakfast room. Also doakroom and utility room. Principle bedroom with adjoining dressing room; 3 further double bedrooms and 2 bathrooms. Three rooms to the second floor all share use of a bathroom. Adjoining the property is a double garage and workshop area whilst, extending to the rear, is the leisure suite including indoor heated pool, hot tub/ jacuzzi, sauna and bar/entertainment room. Above the pool is a further suite of 2 rooms. Parking, large gardens, second hot tub and store shed set within a plot of about ⅓ of an acre.

Directions

From our High Street Office proceed in an easterly direction. At the traffic lights turn right into St. Athan Road. Continue past the village of St. Mary Church and through New Barn and, on entering St Athan, take the first left turning after 'The Gathering Place' into Flemingston Road. Take the third turning left into Ringwood Crescent then left again to find no 3 to your left, on the corner of the street and looking over the 'Village Green'.

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

- * No.3 Ringwood Crescent is an extremely sizeable family home, understood to have been built in the late 1930s to accommodate senior officers associated with RAF, St. Athan.
- * It has, more recently, been modernised and extended significantly by the addition of a leisure suite including pool room, sauna, hot tub and bar/entertainment room over with additional rooms over with potential to creating further accommodation (subject to any appropriate consents).
- * Entrance to the property is via a porch area with large cloakroom and WC off.
- * A further door leads into a through hallway with door directly opposite leading into the rear garden; double doors link into the principle reception rooms.
- * Staircase, with sizeable, shelved store beneath, leads to the first floor.
- * The lounge is a dual aspect room to the south western corner of the property with deep bay window looking into the enclosed rear garden.
- * It has, as a feature, a Minster style fire surround with 'Clearview' wood burning stove to remain.
- * A second large reception room - the dining room - also looks to the rear garden and, like the lounge, is accessed from the hallway.
- * A multi-purpose study / playroom is to the front corner of the property and looks towards the village green
- * A kitchen/breakfast room is an impressive space looking onto Ringwood Crescent.
- * It includes a particularly good range of units with appliances, where fitted, to remain including: a 'Smeg' range cooker, freestanding 'Samsung' American-style fridge/freezer and fully integrated dishwasher. Solid granite worktops extend, in part, to form a breakfast bar seating / dining area.
- * A door links off from the kitchen into a rear entrance lobby and to a side entrance from which access is gained to front driveway; to the leisure suite; and also into the workshop / garages.
- * To the first floor are four / five bedrooms and 2 bathrooms. The largest of these bedrooms looks over the rear garden via a deep bay window and links into the fifth bedroom which is equipped as a dressing room with fitted shelving and hanging rails (to remain)
- * To the second floor are 3 further bedroom areas, all sharing use of a bathroom.
- * All bedrooms are comfortably double bedrooms and all have fitted wardrobes/storage.

GARDENS AND GROUNDS

- * Set in a sizable plot of about $\frac{2}{3}$ of an acre in total, the front of the property looks on to the 'village green'
- * A drop down kerb leads to an off-road parking area from which there is access to the garaging via roller shutter doors, the first garage area being used primarily as a workshop and having its own cloakroom/WC.
- * The other double garage area (approx. max 5.7m x 6.2m) has double opening doors to its rear, opening to a large additional parking area.
- * The rear garden itself is a great enclosed space enjoying a sunny south westerly aspect to catch the afternoon and evening sunshine.
- * An especially generous paved patio area is accessed from the lounge from the hallway and from the rear entrance lobby with further access to this space from the pool area and the bar/entertainment room. This patio, in turn, opens onto a considerably larger area of lawn. It has, close to the rear boundary, a fish pond with working pump mechanism.
- * Beyond the leisure complex is a further garden space reaching round to the additional parking area to the rear of the garages.

LEISURE COMPLEX

- * This 2-storey addition to the original property is a sizable extra space understood to have been built in 2004/2005.
 - * It offers much additional leisure space comprising pool area, bar and, to the first floor, 2 further generous rooms which can be independently accessed.
 - * The indoor heated swimming pool has a non-slip tiled surround and is approximately 7.5m x 4m.
- It includes two counter current swimming aids. Adjoining the pool is an indoor hot tub, a sauna/steam room and, beyond, a shower room/WC/changing area.
- * The pool looks out, and opens onto, a paved terrace with a further outside hot tub and garden beyond.
 - * To the far end of the ground-floor of the leisure suite a door opens into large bar and entertainment area and commercial grade fittings including fridges and glasswasher.
 - * Recessed within a bespoke inglenook-style fireplace is a further 'Clearview' wood burning stove. This extremely sizeable space offers many options for varied uses.
 - * Above the pool and bar are 2 further rooms, again with considerable potential for differing uses.

ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas fired central heating (for both the property and the swimming pool / leisure complex). Council Tax Band I.

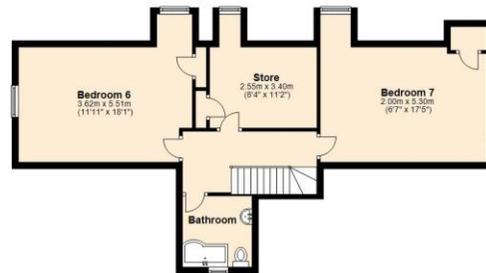
Ground Floor
Approx. 342.7 sq. metres (3959.2 sq. feet)



First Floor
Approx. 209.4 sq. metres (2254.3 sq. feet)



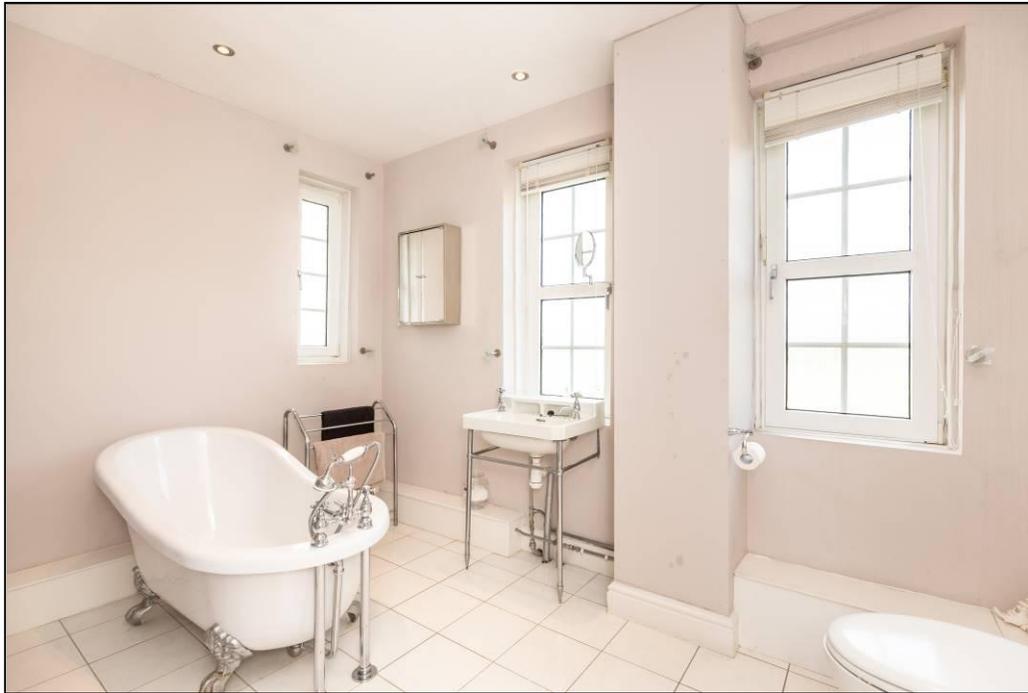
Second Floor
Approx. 66.7 sq. metres (717.6 sq. feet)

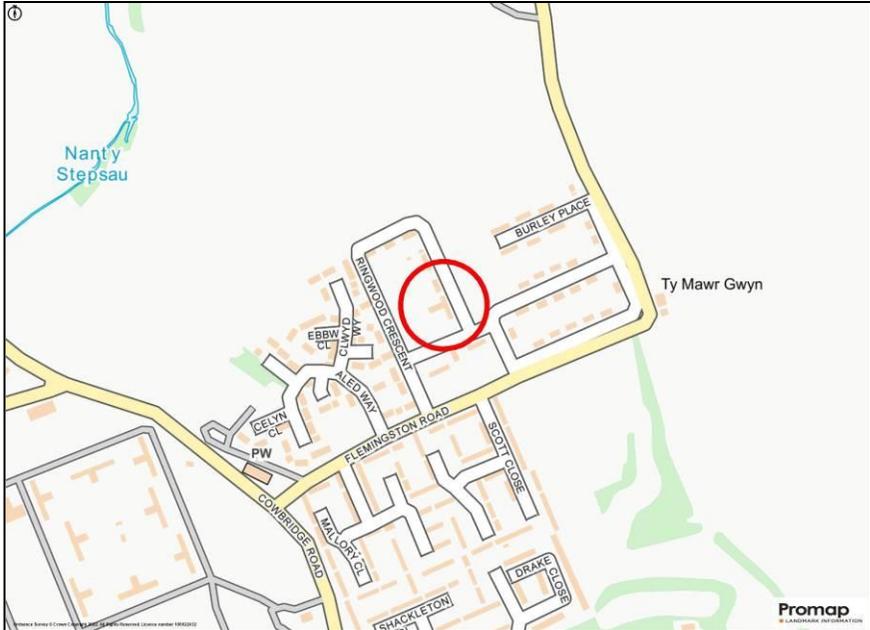
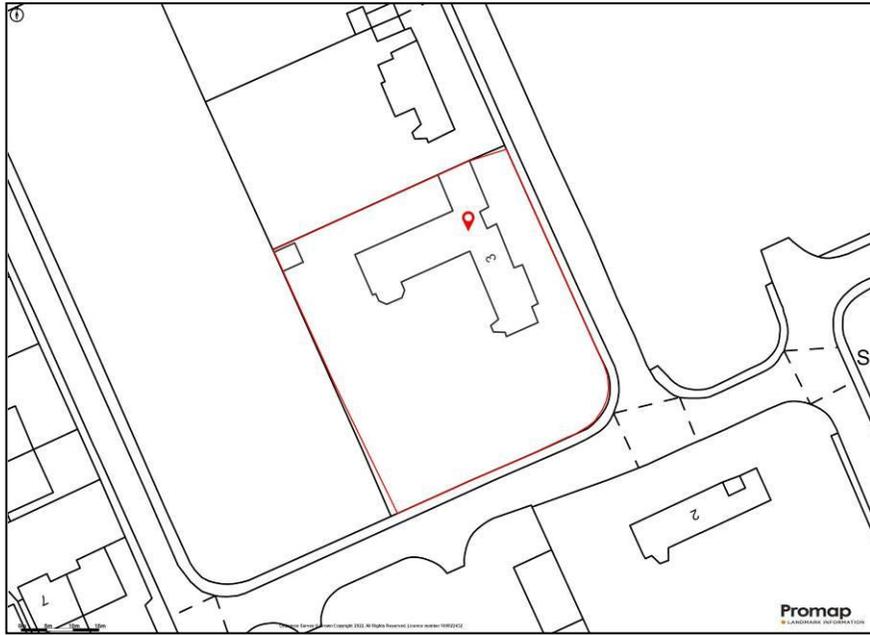


Total area: approx. 618.8 sq. metres (6661.0 sq. feet)
Plan produced by Watts & Morgan LLP
Plan produced using Revit

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.







Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

