

Ty Newydd House Cowbridge Road, St. Athan
£400,000



Ty Newydd House Cowbridge Road

St. Athan, Barry

This superb new build detached family home with lovely countryside views to the rear will be presented to a high standard throughout, and is located i...

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- DETACHED NEW BUILD.
- 4 BEDROOMS. EN-SUITES.
- DRIVEWAY. UPVC. GCH.
- OPEN PLAN LIVING.
- COUNTRYSIDE VIEWS.
- POPULAR VILLAGE LOCATION.





GROUND FLOOR

Entrance Hallway

Dimensions: 8' 1" x 15' 2" (2.46m x 4.62m). Opaque glazed front entrance door with opaque glazed side panel. Stairs to first floor. Doors to cloakroom/WC and kitchen/dining/sitting room. Down lighting. Wood effect flooring. Under stairs cupboard. Under floor heating.

Cloakroom/WC

Dimensions: 8' 6" x 3' 6" (2.59m x 1.07m). UPVC opaque window to front. Pedestal wash hand basin with mixer tap. Wood effect flooring. Low level WC. Down lighting. Under floor heating.

Sitting/Kitchen/Dining Room

Dimensions: 30' 8" max x 19' 8" max (9.34m x 5.99m). UPVC window to front and rear. Double glazed patio door to rear. Under floor heating, an L-shaped open plan space. Wood effect flooring. Down lighting. Door to utility room. Fully fitted Howdens kitchen comprising eye level units with under cupboard lighting, base units with drawers and work surfaces over. Integrated dish washer. Inset one and a half bowl sink with mixer tap. Integrated eye level oven and grill. Built in fridge freezer. Breakfast bar area.



Utility Room

Dimensions: 9' 0" x 5' 6" (2.74m x 1.68m). UPVC window to front. Glazed door to side. Under floor heating. airing cupboard containing the under floor heating system. Down lighting. Fitted base units with work surface over. Space for white goods. Inset one and half bowl sink with mixer tap.

FIRST FLOOR

Landing

Doors to bedrooms and family bathroom. Loft access.

Bedroom One

Dimensions: 12' 5" x 10' 9" (3.78m x 3.27m) max. UPVC window to front. Door to en-suite. Radiator. airing



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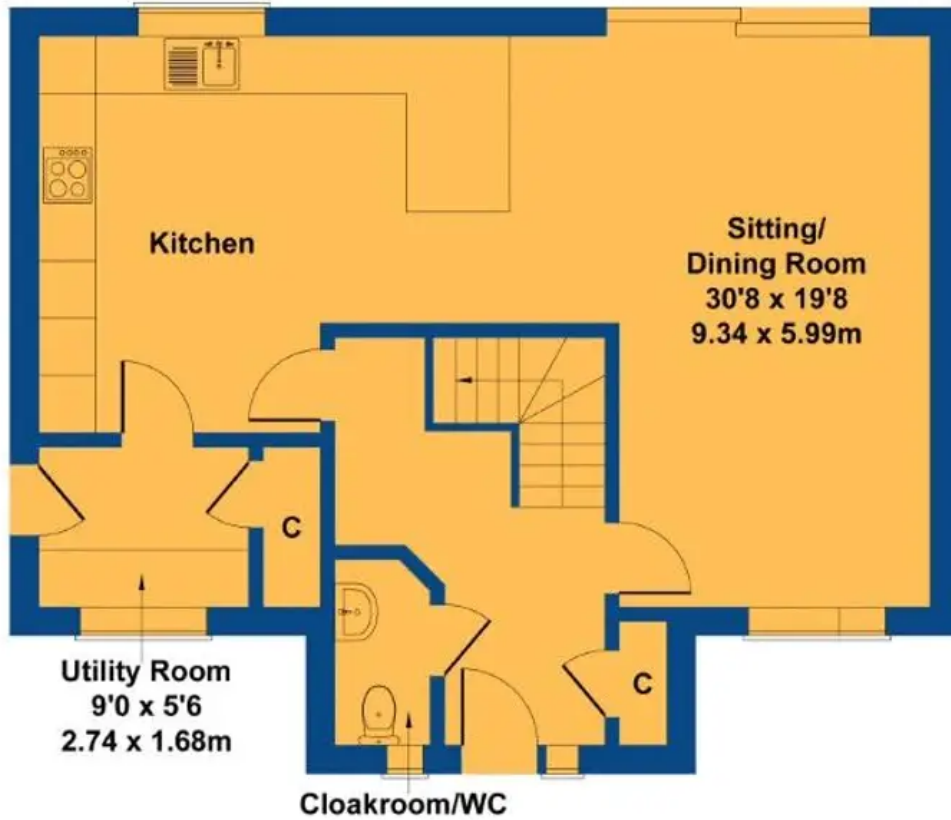
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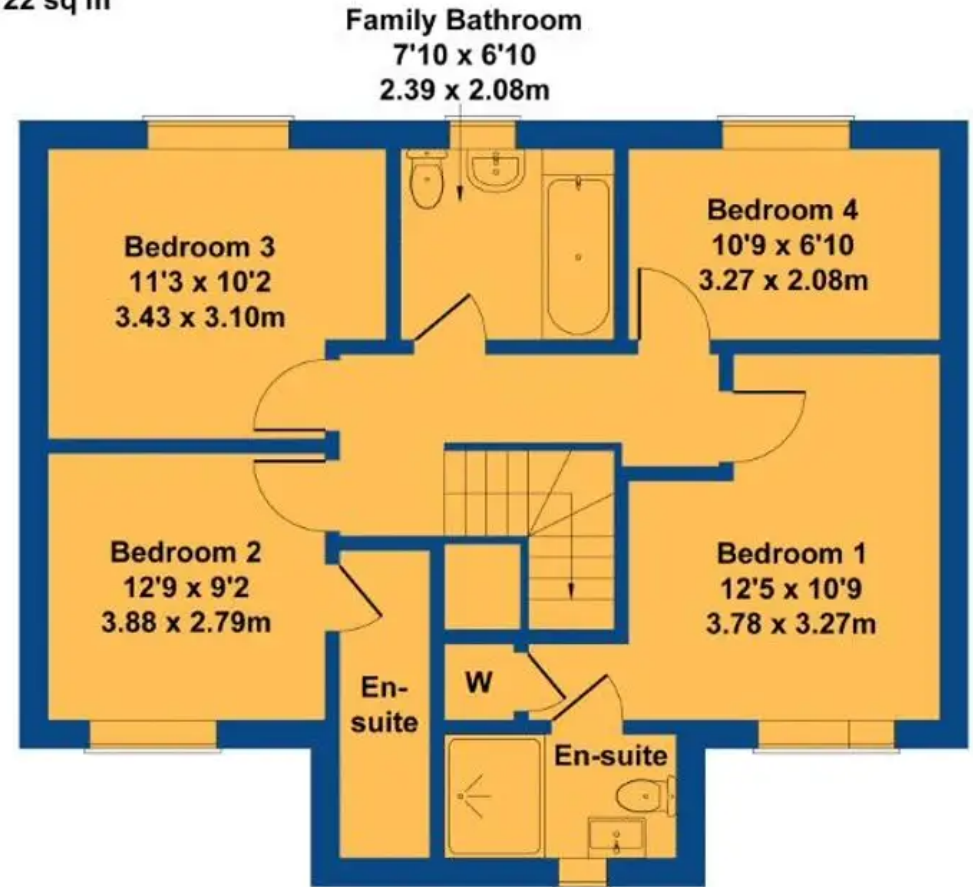


Ty Newydd

Approximate Gross Internal Area
1313 sq ft - 122 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.



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