

2 Cowbridge Road, St. Athan
£315,000



2 Cowbridge Road

St. Athan, Barry

SUPERB PRESENTATION with this SHOW HOME STANDARD 'The Kennett' David Wilson 2021 semi detached spacious family home designed over three floors, is situated a prime position in St Athan village, Vale of Glamorgan. This impressive property which has additional improvements, briefly comprises to the ground floor entrance hallway, cloakroom/WC, sitting room with bay window, and kitchen/diner with French doors to the rear. To the first floor there are two double bedrooms, and family bathroom. To the second floor is the master bedroom, with superb countryside views to the rear, and en-suite. Outside, there is a garden to the rear along with a driveway and GARAGE. 2 Cowbridge Road enjoys gas central heating, water sprinkler system throughout the property, and UPVC double glazed windows and doors. Please note there is an annual service charge with this property for the maintenance of the development. St Athan village with its shops, school and amenities is close to the towns of Llantwit Major, Cowbridge and Rhoose, and within easy reach of the Heritage coastline and beaches. Viewings are HIGHLY recommended to fully appreciate the internal family living space, and level of presentation throughout. Viewings are highly recommended to fully appreciate the semi rural location, flexible modern living space, and presentation throughout.



- ON THREE FLOORS.
- GCH COMBI. UPVC.
- DRIVEWAY. GARAGE.



2 Cowbridge Road

St. Athan, Barry

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- ON THREE FLOORS.
- GCH COMBI. UPVC.
- DRIVEWAY. GARAGE.
- KITCHEN/DINER.
- 3 BEDROOMS. EN-SUITE.
- SEMI DETACHED HOME.





GROUND FLOOR

Entrance Hallway

Front entrance door. Radiator. Door to cloakroom/WC and sitting room.

Cloakroom/WC

5' 1" x 3' 5" (1.55m x 1.04m)

Low level WC. Pedestal wash hand basin. Radiator. Vinyl flooring.

Sitting Room

17' 1" x 11' 9" (5.21m x 3.58m)

UPVC bay window to front. Radiator. Vinyl flooring. Door to inner hallway. Under stairs cupboard.

Inner Hallway

Radiator. Stairs to first floor. Door to kitchen/diner.

Kitchen/Diner

15' 5" x 10' 8" (4.70m x 3.25m)

UPVC window to rear. UPVC French doors to rear/
Radiator. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Vinyl floor covering. Space for dining room table and chairs. Inset stainless steel sink with mixer tap. Integrated gas hob with hood. Integrated dish washer, fridge/freezer, washing machine and eye level oven. Wall mounted gas combination boiler providing the central heating and hot water.

FIRST FLOOR

Landing

Doors to bedrooms and family bathroom. Linen cupboard. Door to second floor and area that could be used for a small office work desk, with radiator.

Bedroom 2

8' 9" x 13' 6" (2.67m x 4.11m)

UPVC window to rear. Radiator.

Bedroom 3

8' 10" x 12' 5" (2.69m x 3.78m)

UPVC window to front. Radiator.





Bedroom 3

8' 10" x 12' 5" (2.69m x 3.78m)
UPVC window to front. Radiator.

Family Bathroom

8' 1" x 6' 7" (2.46m x 2.01m)
UPVC opaque window to rear. Vertical radiator.
Panelled bath with mixer shower over. Partially tiled walls. Low level WC. Pedestal wash hand basin with mixer tap. Vinyl floor covering.

SECOND FLOOR

Bedroom 1

11' 5" x 20' 2" (3.48m x 6.15m)
Veluxes to front and rear. Radiators. Built in wardrobe.
Door to en-suite.

En-Suite

3' 10" x 8' 2" (1.17m x 2.49m)
Velux to rear. Low level WC. Vertical radiator. Pedestal wash hand basin with mixer tap. Vinyl floor covering.
Partially tiled walls.





GARDEN

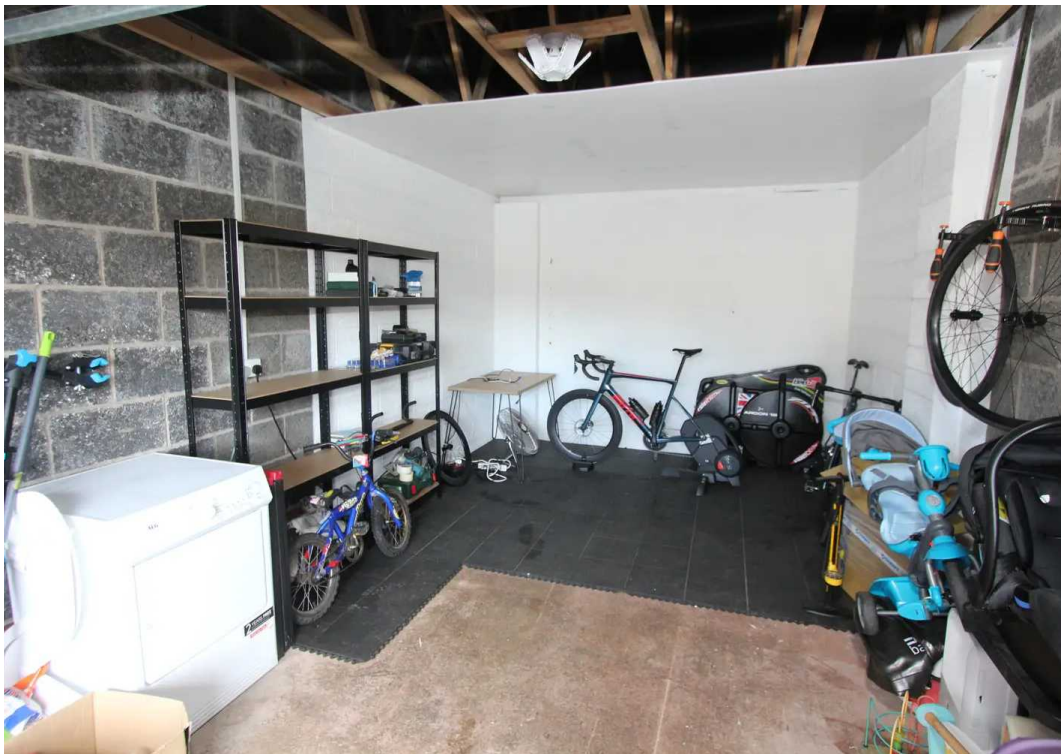
Rear Garden - enclosed, laid to lawn with paved area for seating and BBQs etc. Gate to side leading to driveway and garage.

GARAGE

Single Garage

Driveway for up to 3 cars. Spacious Garage - power and lighting. Up and over door.







Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street - CF61 1XY

01446 792020 • llantwitmajor@chris-davies.co.uk • www.chris-davies.co.uk/

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