





## 38 Ffordd Y Spitfire

St. Athan, Barry

LOVELY PRESENTATION with EXTRAS, this Barratt Homes 2022 semi detached new build home is situated a quiet position in St Athan village, Vale of Glamorgan. The property briefly comprises to the ground floor entrance hallway, cloakroom/WC, sitting room, and kitchen. To the first floor there are two double bedrooms. Outside, the front is a driveway for two cars, and to the rear is a private enclosed sunny garden laid to lawn with a paved area for seating. 38 Ffordd Y Spitfire enjoys gas central heating with a combination boiler, fitted wardrobes, water sprinkler system throughout the property, UPVC double glazed windows and doors, and French doors to the rear. 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 quiet location and level of presentation throughout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## 38 Ffordd Y Spitfire

St. Athan, Barry

- SEMI DETACHED HOME.
- PARKING FOR TWO CARS. EPC B83.
- TWO DOUBLE BEDROOMS.
- GCH COMBI. UPVC.
- BARRATTS NEW BUILD.





## GROUND FLOOR

### Entrance Hallway

Front entrance door. Radiator. wood effect flooring. Door to sitting room.

### Sitting Room

12' 1" x 13' 5" (3.68m x 4.09m)

Stairs to first floor. Door to kitchen.

### Kitchen

13' 1" x 8' 6" (3.99m x 2.59m)

Door to cloakroom/WC. French doors to rear with glazed side panels. Fully fitted kitchen comprising eye level units base units with work surfaces over. Stainless steel sink with mixer tap. Integrated fridge/freezer and dish washer. Inset gas hob with oven and hood. Space for washing machine. Wood effect flooring. Wall mounted Ideal combination boiler. Down lighting. Under stairs cupboard.

### Cloakroom/WC

6' 2" x 3' 5" (1.88m x 1.04m)

Low level WC. Radiator. Wood effect flooring. Wash hand basin with mixer tap.

## FIRST FLOOR

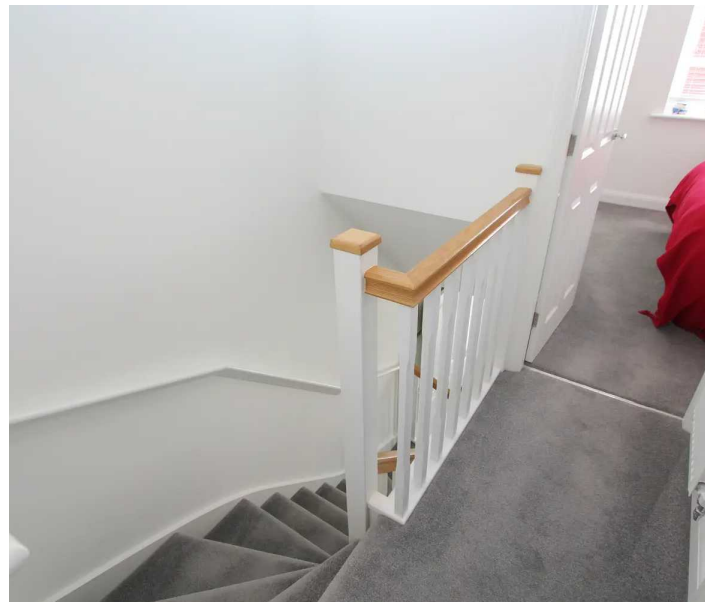
### Landing

Radiator. Doors to bedrooms and shower room. Loft access.

### Shower Room

6' 4" x 6' 4" (1.93m x 1.93m)

Low level WC. Pedestal wash hand basin with mixer tap. Partially tiled walls. Wood effect flooring. Shower enclosure with mixer shower.





### **Bedroom 1**

13' 1" x 7' 10" (3.99m x 2.39m)

UPVC window to rear. Radiator. Built in wardrobe.

### **Bedroom 2**

9' 4" x 10' 1" (2.84m x 3.07m)

UPVC window to front. Radiator. Built in wardrobes.  
Over stairs cupboard.





### **GARDEN**

Front Garden - open plan level and laid to lawn. Rear Garden - Enclosed, laid to lawn with gate to side.

### **DRIVEWAY**

2 Parking Spaces

Parking for two cars to the front of the property.

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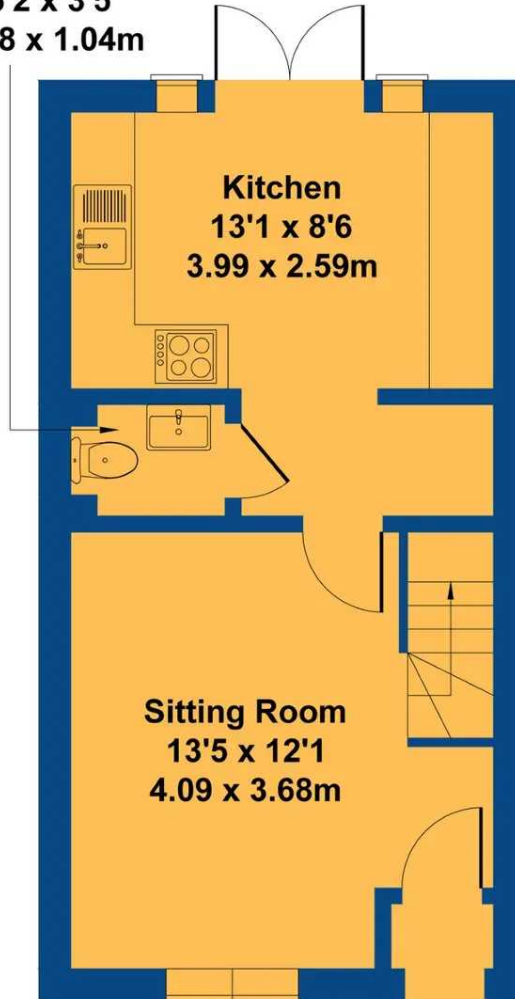




# 38 Ffordd Y Spitfire

Approximate Gross Internal Area  
689 sq ft - 64 sq m

Cloakroom/WC  
6'2 x 3'5  
1.88 x 1.04m



**GROUND FLOOR**

Shower Room  
6'4 x 6'4  
1.93 x 1.93m



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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## Chris Davies Estate Agents

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