

89 Ffordd Y Spitfire, St. Athan
£313,500



89 Ffordd Y Spitfire

St. Athan, Barry

SOUTH FACING GARDEN and NO FORWARD CHAIN with this SHOW HOME STANDARD Barratts 2022 detached new build family home with extras, is located 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, and kitchen/diner. To the first floor there is the master bedroom with en-suite, and three further bedrooms and family bathroom. Outside, the front is a driveway for two cars and DETACHED GARAGE, and to the rear is a private enclosed south facing garden laid to lawn. 89 Ffordd Y Spitfire enjoys gas central heating, water sprinkler system throughout the property, and UPVC double glazed windows and doors with 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 internal family living space, and level of presentation throughout. Council Tax band: E Tenure: Freehold EPC Energy Efficiency Rating: B EPC Environmental Impact Rating: B





89 Ffordd Y Spitfire

St. Athan, Barry

- DETACHED FAMILY HOME.
- UPVC. GCH. NO CHAIN. EPC B84.
- 4 BEDROOMS. EN-SUITE.
- DRIVEWAY. DETACHED GARAGE.
- BARRATTS NEW BUILD.
- SOUTH FACING GARDEN.





GROUND FLOOR

Entrance Hallway

Doors to cloakroom/WC, sitting room and kitchen/diner. Front entrance door. Radiator. Wood effect flooring (LVT luxury vinyl tile flooring throughout downstairs). Under stairs cupboard. Stairs to first floor.

Cloakroom/WC

7' 1" x 2' 11" (2.16m x 0.89m)

Low level WC. Radiator. UPVC opaque window to side. Pedestal wash hand basin. Wood effect flooring - LVT (luxury vinyl tile).

Sitting Room

10' 9" x 16' 6" (3.28m x 5.03m)

Radiators. UPVC window to front.

Kitchen/Diner

18' 1" x 13' 7" (5.51m x 4.14m)

upgraded kitchen white gloss with upgraded appliances. Airing cupboard with wall mounted gas boiler providing the central heating and hot water. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Breakfast bar area. Integrated gas hob, hood, and oven. Built in fridge freezer and dishwasher. Radiator. UPVC French doors to rear and UPVC window to rear. Inset stainless steel sink with mixer tap.

FIRST FLOOR

Landing

Doors to bedrooms and bathroom. Linen cupboard. Radiator. Loft access.

Family Bathroom

5' 7" x 6' 9" (1.70m x 2.06m)

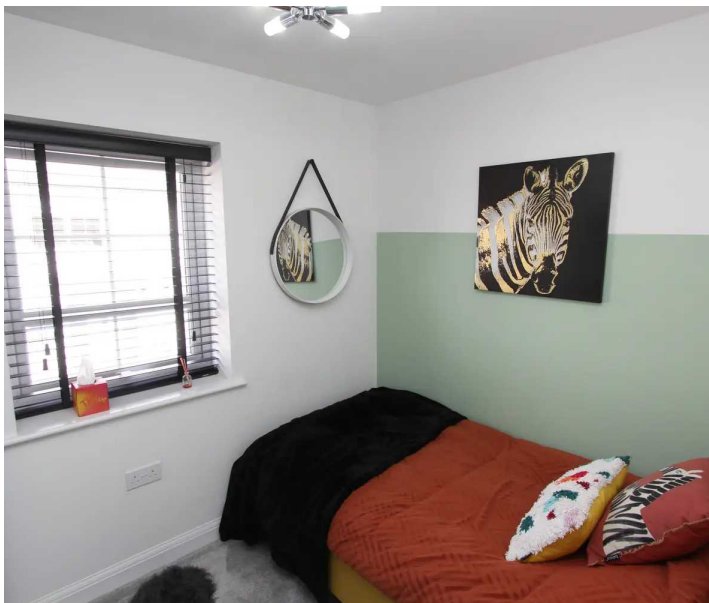
Pedestal wash hand basin. UPVC opaque window. Low level WC. Radiator. Panelled bath with mixer tap.

Bedroom 1

9' 0" x 13' 10" (2.74m x 4.22m)

UPVC window. Radiator. Built in wardrobes; Upgraded built in wardrobes x3 with mirror. . Door to en-suite.





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GARDEN

Rear Garden - an enclosed southerly garden laid mainly to lawn. Gate to side. Outside light to the front of the property.

GARAGE

Single Garage

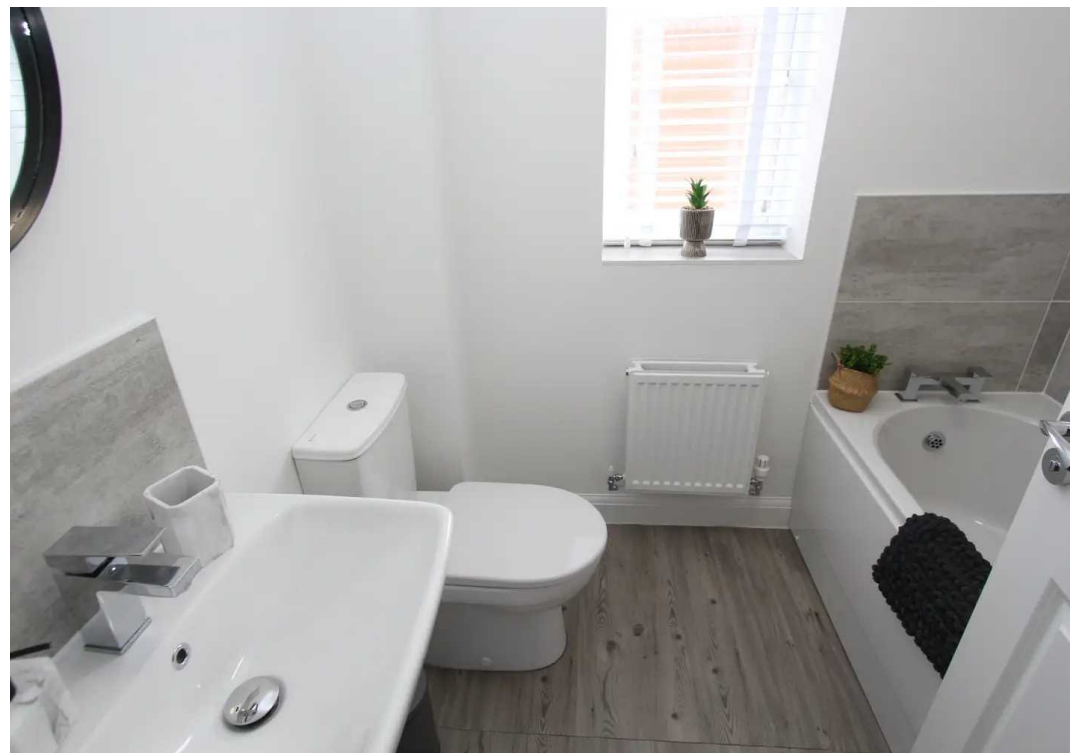
A detached garage with up and over door. Power and lighting.

DRIVEWAY

2 Parking Spaces

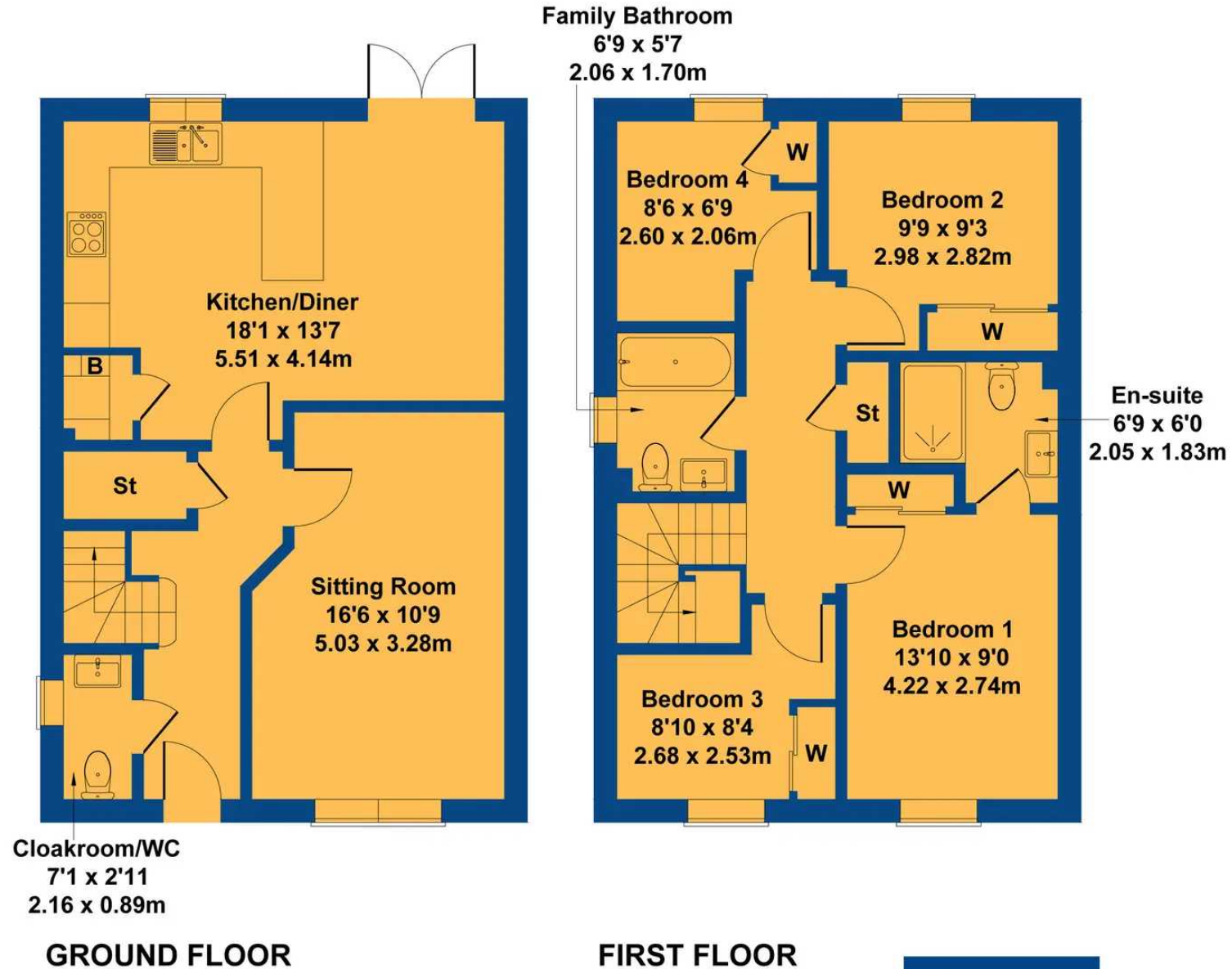
Driveway allowing for parking for 2 cars.





89 Ffordd Y Spitfire

Approximate Gross Internal Area
1087 sq ft - 101 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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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