

40 Rhodfa'r Hurricane, St. Athan
£269,950



40 Rhodfa'r Hurricane

St. Athan, Barry

SOUTH EAST FACING GARDEN. This Barratts semi-detached new build home is located in Parc Fferm Wen, St Athan village, Vale of Glamorgan. This lovely family property 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, two further bedrooms and family bathroom. To the right-hand side there is a driveway for two cars and and to the rear is a private enclosed south facing garden laid to lawn. 40 Rhodfa'r Hurricane 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 (circa £250/year). 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: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- SEMI-DETACHED
- DRIVEWAY FOR 2 VEHICLES
- EPC RATING 84B

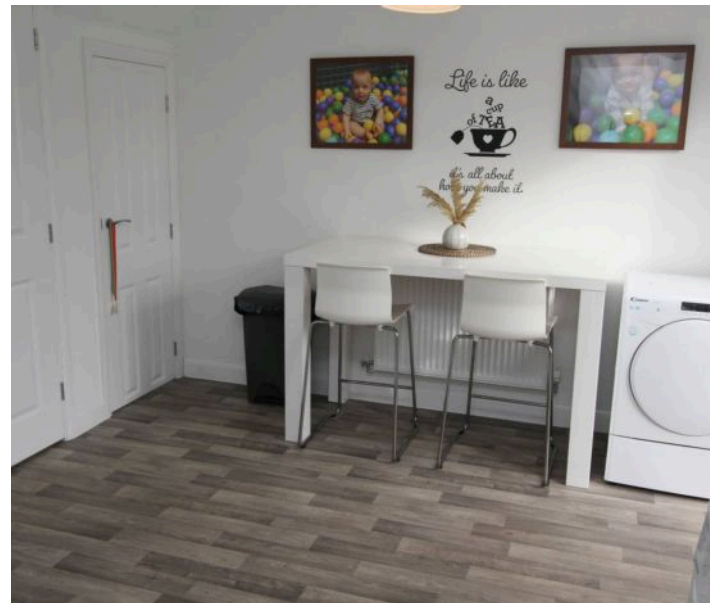




40 Rhodfa'r Hurricane

St. Athan, Barry

- SEMI-DETACHED
- DRIVEWAY FOR 2 VEHICLES
- EPC RATING 84B
- SOUTH-EAST FACING ENCLOSED GARDEN
- 3 BEDROOMS
- EN-SUITE SHOWER ROOM TO MASTER BEDROOM





Entrance Hallway

Upvc door to front. Stairs to first floor. Doors to Cloakroom and Living Room. Wood effect vinyl flooring. Radiator.

Cloakroom

Door to hall. Radiator. Wood effect vinyl flooring. Space saving, corner pedestal wash-hand basin. Close coupled, low level wc. Extractor fan.

Living Room

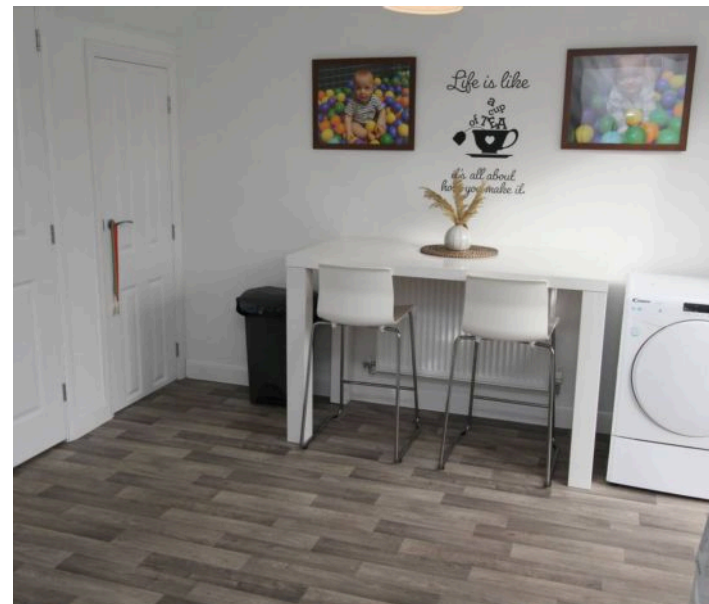
16' 0" x 11' 1" (4.88m x 3.38m)

Narrows to 6'0 at front. Upvc window to front. Carpet flooring. Radiator. Doors to entrance hall and kitchen.

Kitchen

15' 0" x 10' 0" (4.57m x 3.05m)

Fitted with a range of white gloss wall and base units, with a wood effect laminate worktop. Integrated Zanussi dishwasher, fridge and freezer. Integrated gas hob, electric oven and extractor hood. Sink with left hand drainer. Space for washing machine. Under stairs storage cupboard. Radiator. Gas combination boiler. Space for breakfast bar or dining table. Upvc window to rear. Upvc french doors to garden.





Landing

Carpet flooring. Stairs to ground floor. Doors to three bedrooms and bathroom. Storage cupboard. Loft hatch.

Master Bedroom

11' 0" x 8' 0" (3.35m x 2.44m)

15'0 at longest point into alcove for wardrobes. Upvc window to front. Carpet flooring. Doors to en-suite shower room and landing. Radiator. Thermostat.

En-suite shower room

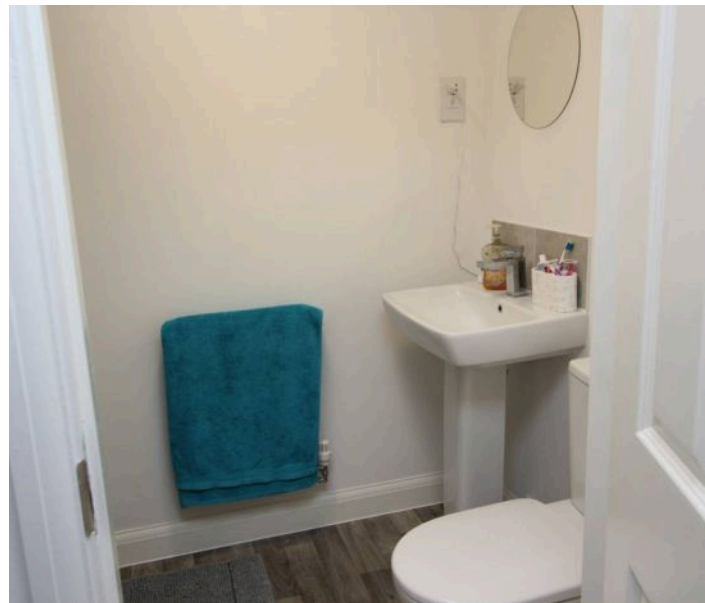
8' 0" x 4' 0" (2.44m x 1.22m)

8'0 maximum length into shower cubicle (4'0 x 4'0 without shower measurements) Wood effect vinyl flooring. Pedestal wash-hand basin with tiled splashback. Close coupled low level wc. Tiled shower enclosure with mains fed shower. Radiator. Extractor fan.

Bedroom Two

10' 0" x 8' 10" (3.05m x 2.69m)

Upvc window to rear. Carpet flooring. Radiator



Bedroom Three

8' 0" x 6' 0" (2.44m x 1.83m)

Upvc window to front. Carpet flooring. Radiator.

Bathroom

6' 0" x 5' 0" (1.83m x 1.52m)

Upvc window to rear. Wood effect vinyl flooring. Pedestal wash-hand basin with tiled splashback. Close coupled low level wc. Bath with tiled surround. Radiator.



GARDEN

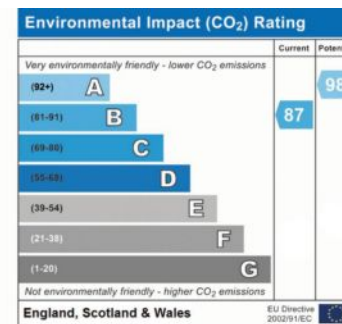
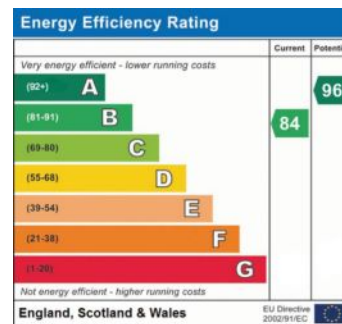
Enclosed South-East facing garden. Laid to lawn with slabbed path to timber gate offering access to the driveway. Wooden fencing.

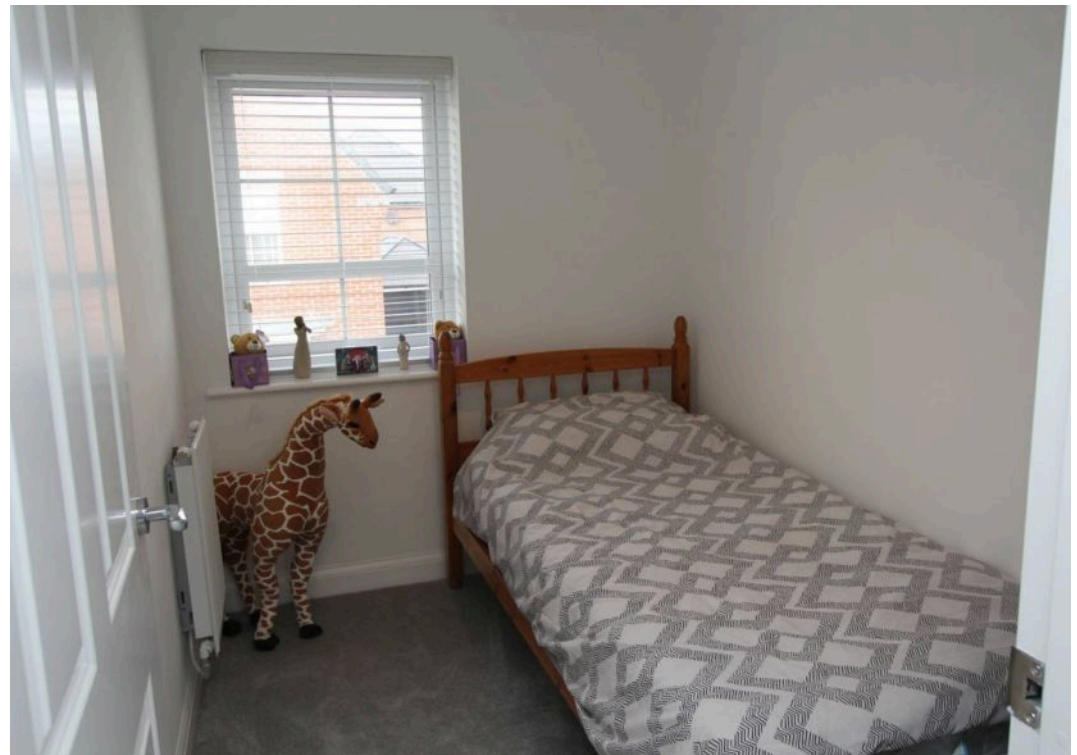
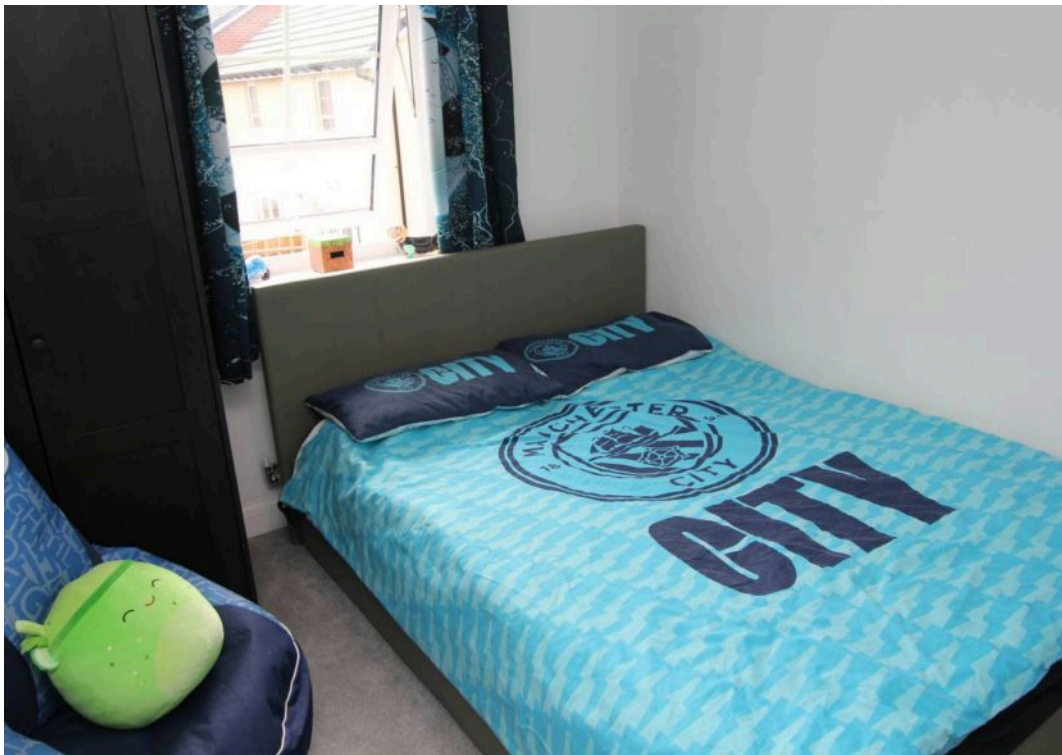
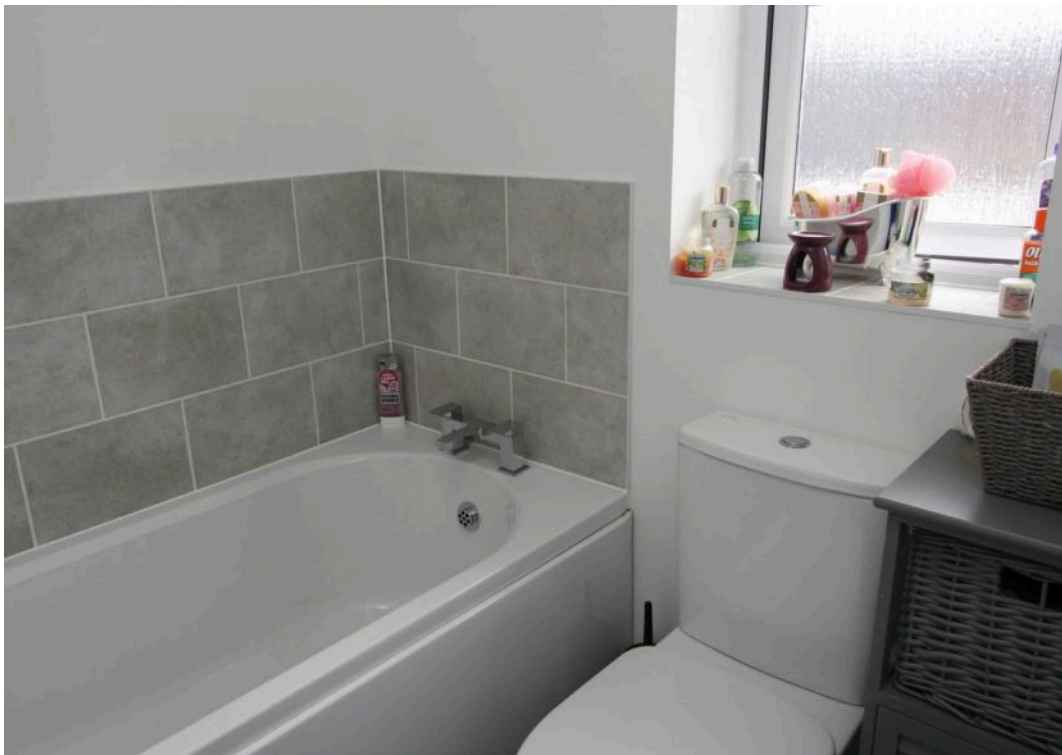
Driveway

2 Parking Spaces

Driveway for 2 vehicles to right hand side of property. Timber gate to rear garden.

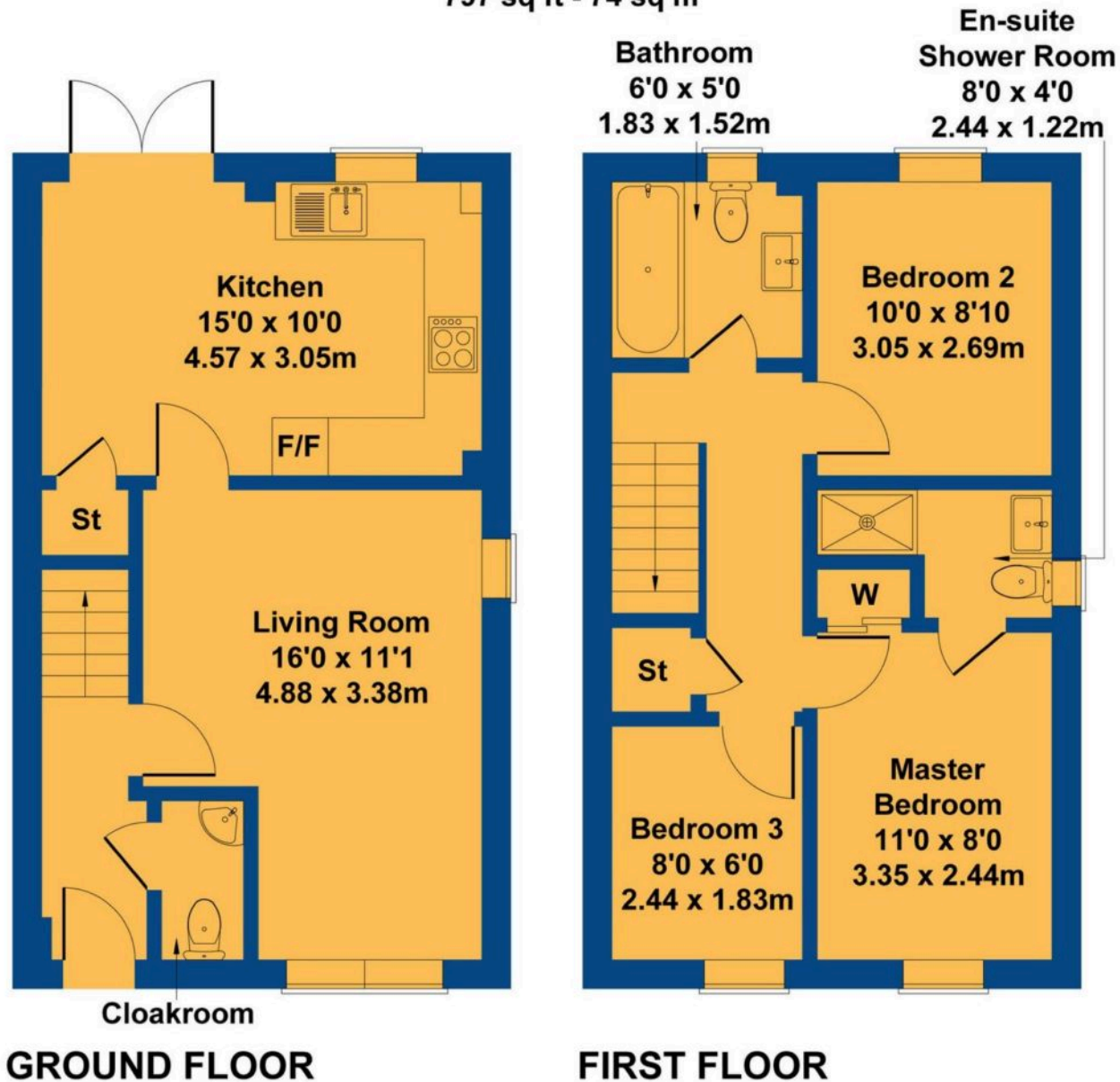
Service Charge of approx £250 year payable for the maintenance and upkeep of areas and parks





40 Rhodfa R Hurricane

Approximate Gross Internal Area
797 sq ft - 74 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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