





12 Green Meadow Close

St. Athan, Barry

This detached new build family home with detached garage and two reception rooms, is situated in a quiet position opposite an open green, in the heart of St Athan village, Vale of Glamorgan. Built by Barratts in 2017, the property is in excellent condition, and comprises to the ground floor entrance hallway, study, sitting room, kitchen/breakfast room, dining room, utility room, and cloakroom/WC. To the first floor is the master bedroom with en-suite, three further bedrooms and family bathroom. Outside, the front is low maintenance with parking for at least 4 cars, together with the garage, and to the rear is an enclosed garden with private aspect and decking area. The property enjoys gas central heating, Karndean flooring to the ground floor, and UPVC double glazed windows and doors, with French doors to the rear and fitted wardrobes where indicated. Please note there is an annual service charge of circa £220 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 recommended to fully appreciate the internal family living space, and aspects to the front and rear.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





12 Green Meadow Close

St. Athan, Barry

- DETACHED FAMILY HOME.
- 4 BEDROOMS. STUDY.
- 2 RECPS. GCH. EN-SUITE.
- DRIVEWAY FOR 4 CARS.
- EPC B84. UPVC. UTILITY. CLOAKS/WC.
- PRIVATE ASPECT TO REAR.





GROUND FLOOR

Entrance Hall

Stairs to first floor. Radiator. Doors to sitting room, study, cloakroom/WC and kitchen breakfast room. Storage cupboard. Karndean flooring.

Sitting Room

20' 6" x 12' 7" (6.25m x 3.83m)
 Dimensions: 20' 6" x 12' 7" (6.24m x 3.83m). uPVC window to front. Vertical radiator. Door to dining room. Karndean flooring.

Dining Room

10' 9" x 8' 11" (3.27m x 2.72m)
 Dimensions: 10' 9" x 8' 11" (3.27m x 2.72m). uPVC window to rear. Radiator. Karndean flooring. Opening to kitchen.

Study

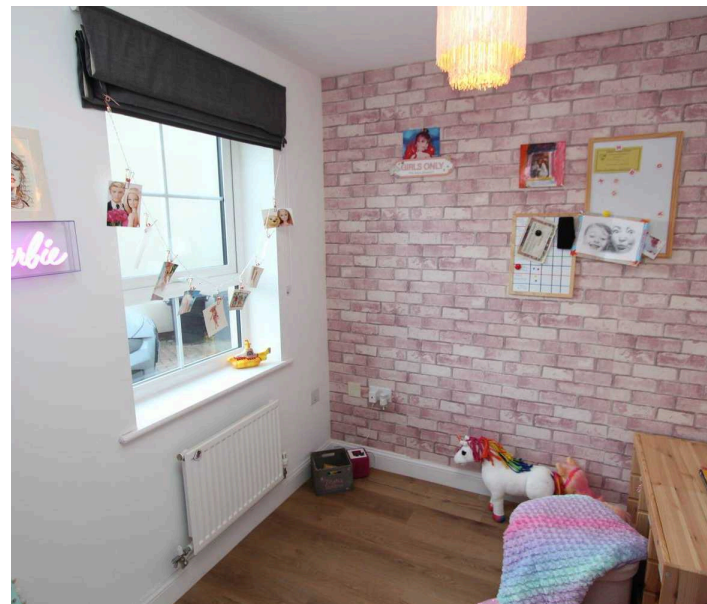
7' 7" x 7' 4" (2.31m x 2.23m)
 Dimensions: 7' 7" x 7' 4" (2.31m x 2.23m). uPVC window to front. Radiator. Karndean flooring.

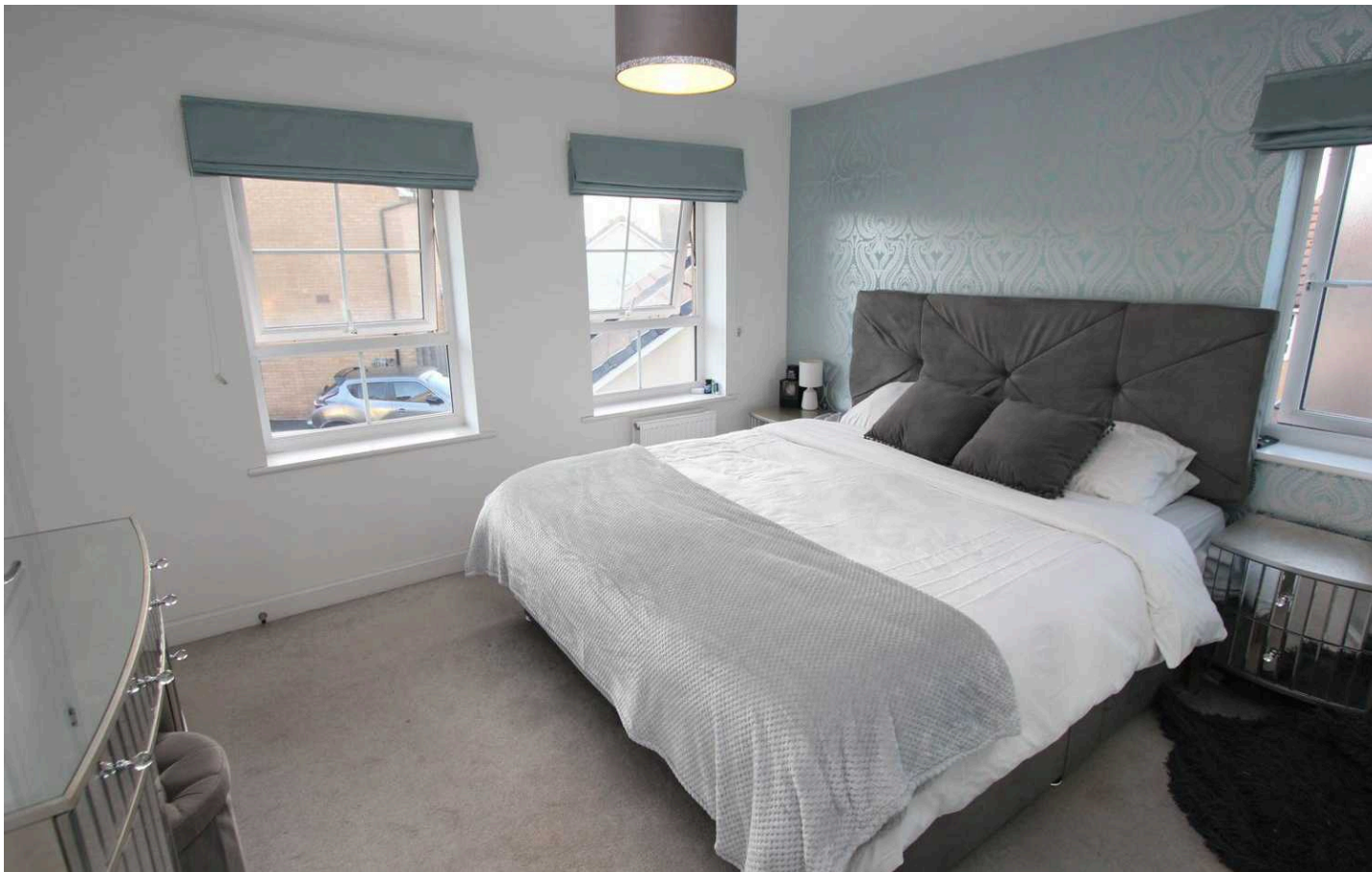
Cloakroom/WC

5' 5" x 2' 11" (1.65m x 0.89m)
 Dimensions: 5' 5" x 2' 11" (1.65m x 0.89m). Low level WC and corner wash hand basin with mixer tap. Radiator. Wood effect flooring.

Kitchen Breakfast Room

18' 0" x 15' 0" (5.48m x 4.57m)
 Dimensions: 18' 0" x 15' 0" (5.48m x 4.57m). uPVC window to rear. Fully fitted kitchen comprising eye and base level units with work surfaces. Inset one and a half bowl unit with mixer tap. Radiator. Gas hob with oven and hood. Built in dishwasher and fridge freezer. Opening to utility. French doors to rear. Opening to dining room. Karndean flooring.





Utility

5' 6" x 5' 2" (1.68m x 1.57m)

Dimensions: 5' 6" x 5' 2" (1.68m x 1.57m). Radiator. Glazed door to side. Wood effect flooring. Base units and work surfaces with eye level cupboards. Wall mounted Logic gas combination boiler. Built in washing machine. Opaque glazed door to side.

FIRST FLOOR

Landing Doors to bedrooms and bathroom. Airing cupboard with hot water tank. Loft access. Radiator.

Bathroom 6' 11" x 5' 8" (2.11m x 1.73m)

Dimensions: 6' 11" x 5' 8" (2.11m x 1.73m). uPVC opaque window to rear. Low level WC, pedestal wash hand basin with mixer tap plus panelled bath with mixer shower over. Radiator. Partial tiled walls.

Bedroom One 11' 7" x 12' 10" (3.53m x 3.91m)

Dimensions: 11' 7" x 12' 10" (3.53m x 3.91m). uPVC windows to rear and opaque glazed window to side. Built in wardrobes. Radiator. Door to en suite.

En Suite 7' 8" x 4' 9" (2.34m x 1.45m)

Dimensions: 7' 8" x 4' 9" (2.34m x 1.45m). Shower enclosure with mixer shower, low level WC and pedestal wash hand basin. Radiator. Partial tiled walls.

Bedroom Two 12' 5" x 11' 7" (3.78m x 3.53m)

Dimensions: 12' 5" x 11' 7" (3.78m x 3.53m). uPVC window to front. Radiator. Built in wardrobes.

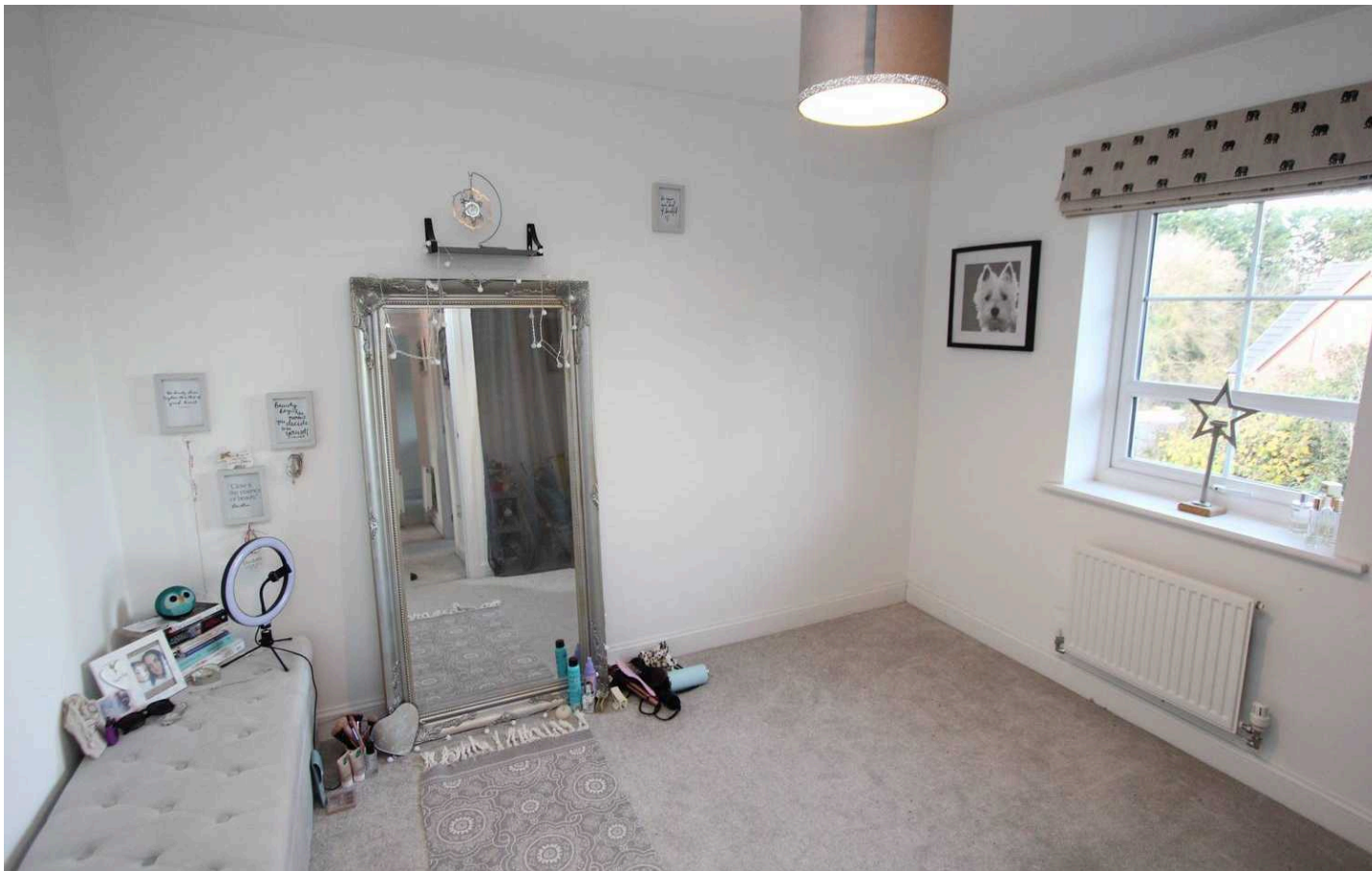
Bedroom Three 10' 10" x 10' 3" (3.30m x 3.12m)

Dimensions: 10' 10" x 10' 3" (3.30m x 3.12m). uPVC window to rear. Radiator.

Bedroom Four 10' 5" x 9' 11" (3.17m x 3.02m)

Dimensions: 10' 5" x 9' 11" (3.17m x 3.02m). uPVC window to rear. Radiator.





GARDEN

Front: Combination of block paviour driveway and tarmac providing parking for at least 4 cars. Gate to side providing access to rear garden.

GARDEN

Dimensions: 53' 0" x 28' 0" (16.14m x 8.53m). Enclosed private garden, low maintenance gravel. An impressive decking area providing space for table and chairs etc. Water tap. Storage shed. Flagstone paved area for table and chairs etc.

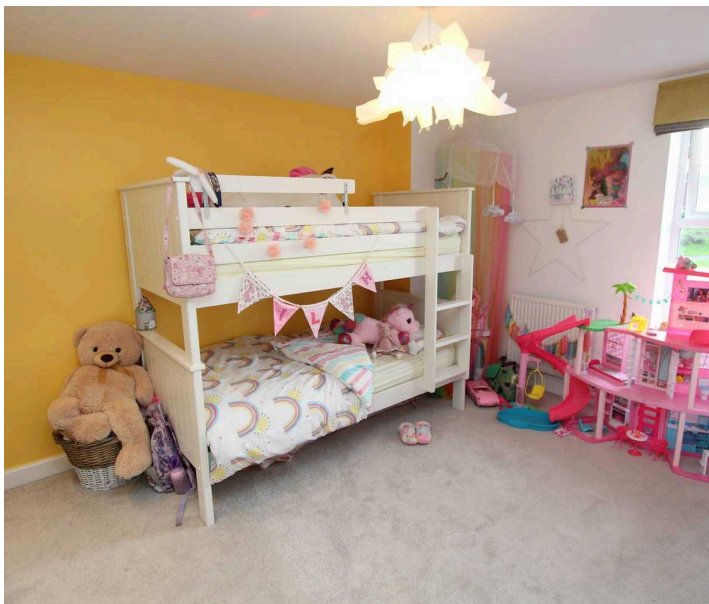
GARAGE

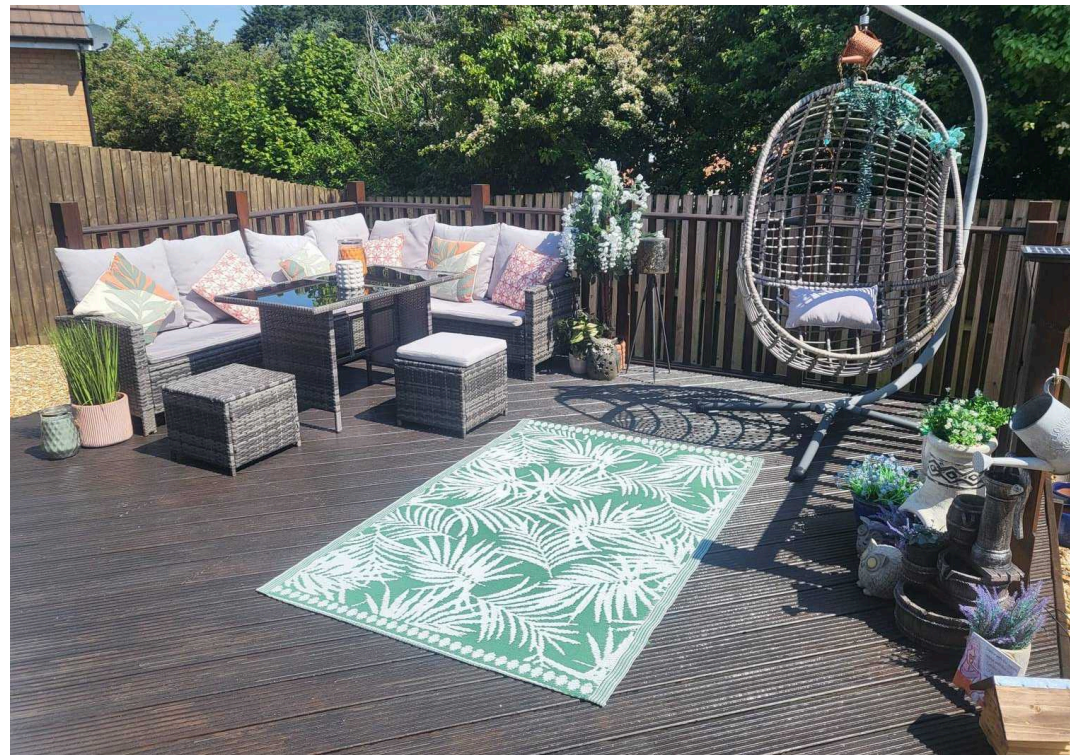
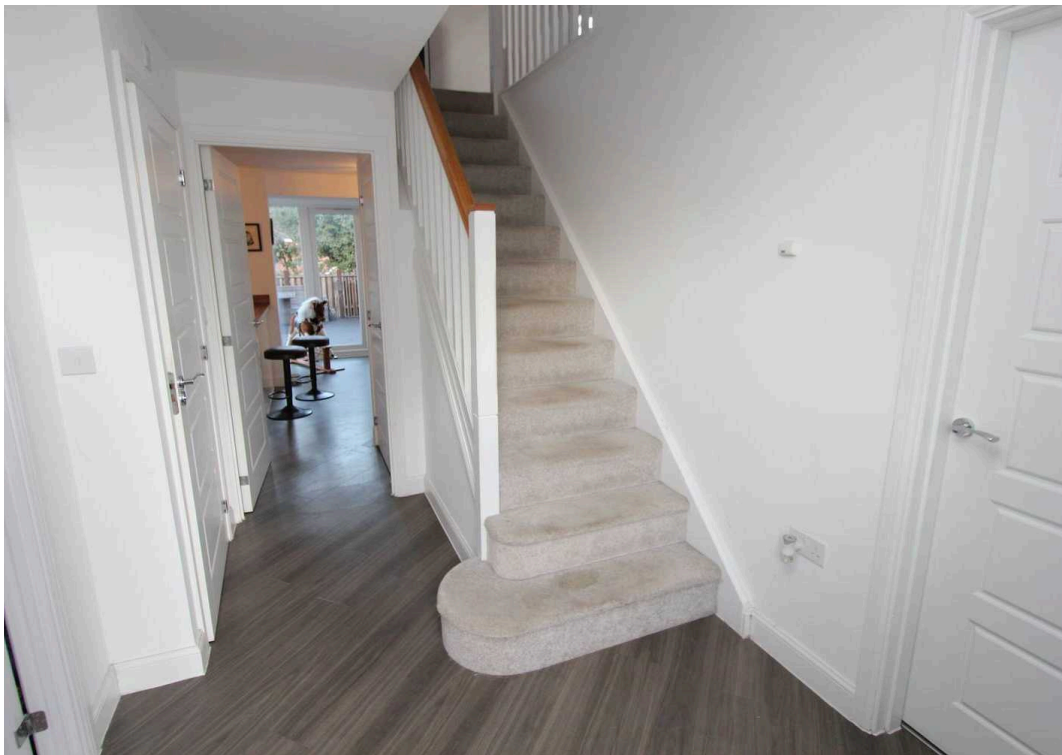
Single Garage

Dimensions: 20' 0" x 10' 10" (6.09m x 3.30m). With up and over door. Power and lighting.

DRIVEWAY

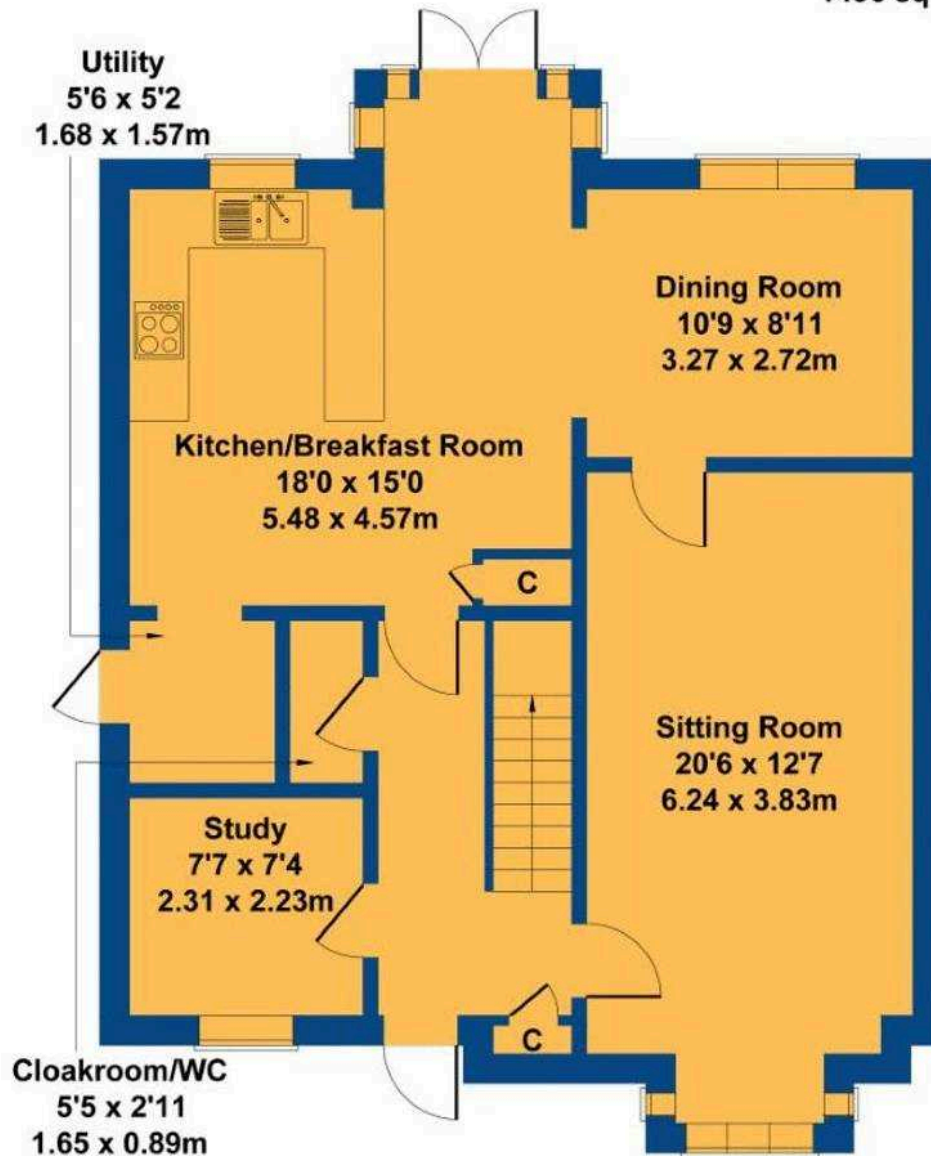
4 Parking Spaces



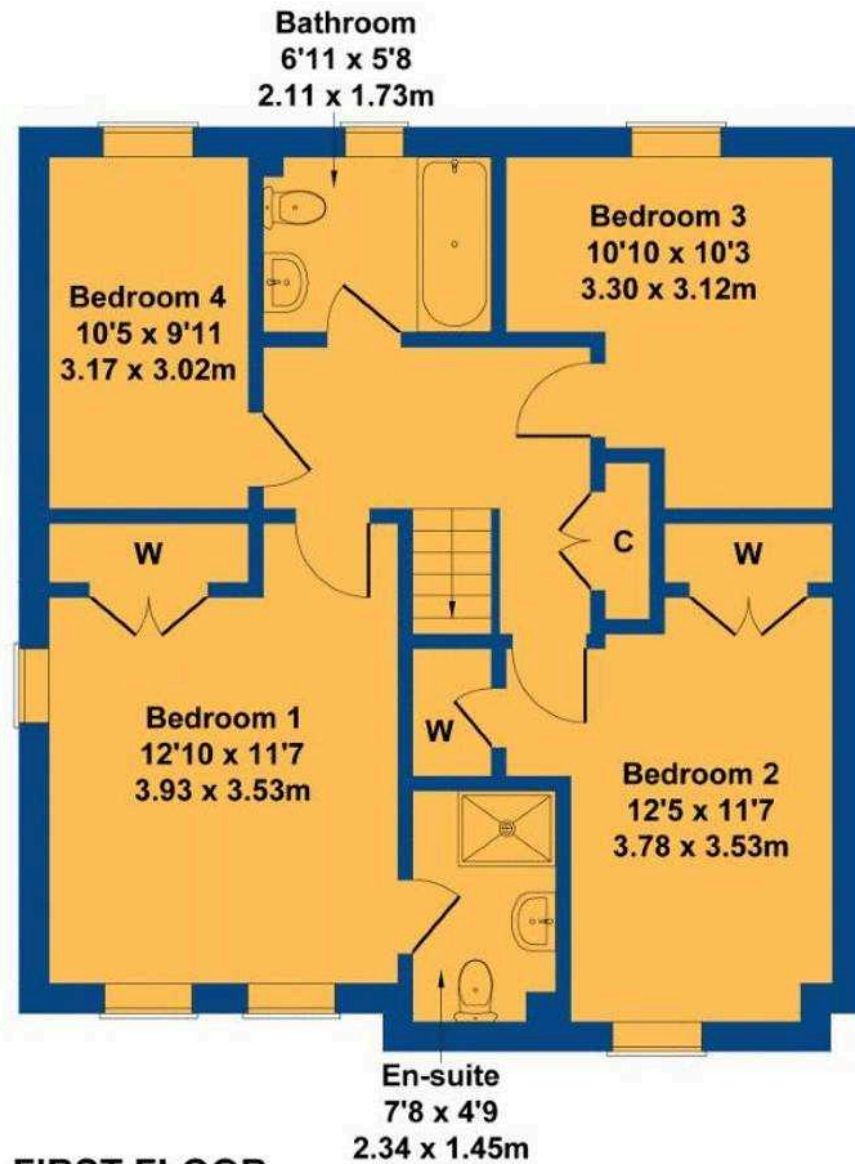


12 Green Meadow Close

Approximate Gross Internal Area
1496 sq ft - 139 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
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/

HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.