





30 Cae'r Victor

St. Athan, Barry

Modern new build 2-bed end of terrace house in Parc Fferm Wen, St Athan. EPC 91B, NHBC warranty. Solar panels, driveway, tasteful interior. Ideal first-time buy with no onward chain and a south-east facing garden.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- NEW BUILD BARRATT KENLEY EPC 91B
- TWO BEDROOM END OF TERRACE
- DRIVEWAY FOR 2 VEHICLES
- SOLAR PANELS
- SOUTH EAST FACING REAR GARDEN
- IDEAL FIRST TIME PURCHASE





Lobby

3' 0" x 3' 0" (0.91m x 0.91m)

Wood effect uPVC door to front. Wood effect parquet flooring. Radiator. Fuse box. Door to living room.

Lounge

11' 11" x 13' 0" (3.63m x 3.96m)

uPVC window to front. Carpet flooring. Radiator. Stairs to first floor. Door to lobby. Door to kitchen/diner.

Kitchen/Diner

12' 0" x 12' 10" (3.66m x 3.91m)

Fitted with a range of wall and base units in gloss white with wood effect worktop. Electric oven, hob and extractor fan. Fitted fridge freezer. Slimline dishwasher. Stainless steel sink with right hand drainer. Kick board heater. uPVC French doors and picture windows to rear garden. Parquet wood effect flooring. Door to cloakroom and large storage cupboard. Door to living room.

Cloakroom

5' 0" x 3' 0" (1.52m x 0.91m)

Suite comprising of low level wC and pedestal space saving wash hand basin. Parquet wood effect flooring. Alcove shelf for storage. Radiator. Door to kitchen/diner.





Landing

Carpet flooring. Doors to bedrooms and bathroom. Radiator. Stairs to ground floor. Loft hatch.

Master Bedroom

12' 11" x 9' 0" (3.94m x 2.74m)

uPVC window to front. Carpet flooring. Storage cupboard. Radiator. Door to landing.

Bedroom 2

12' 11" x 7' 0" (3.94m x 2.13m)

uPVC window to rear. Carpet flooring. Radiator. Door to landing.

Service Charge

Please note there is an annual service charge with this property for the maintenance of the development (circa £233.60/year)





REAR GARDEN

South east facing rear garden. Laid to lawn with bark borders and slabbed path to side gate. Fenced to two sides. Brick wall to rear.

DRIVEWAY

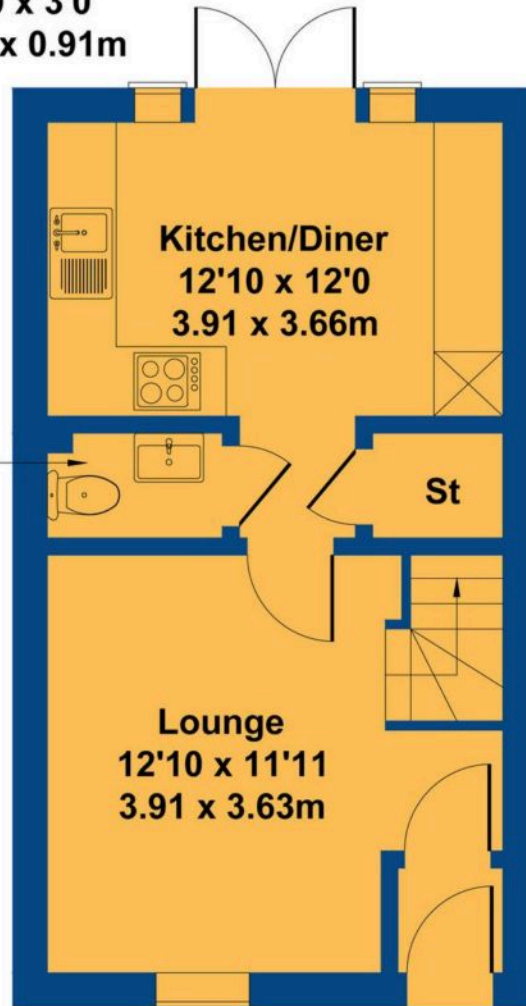
2 Parking Spaces



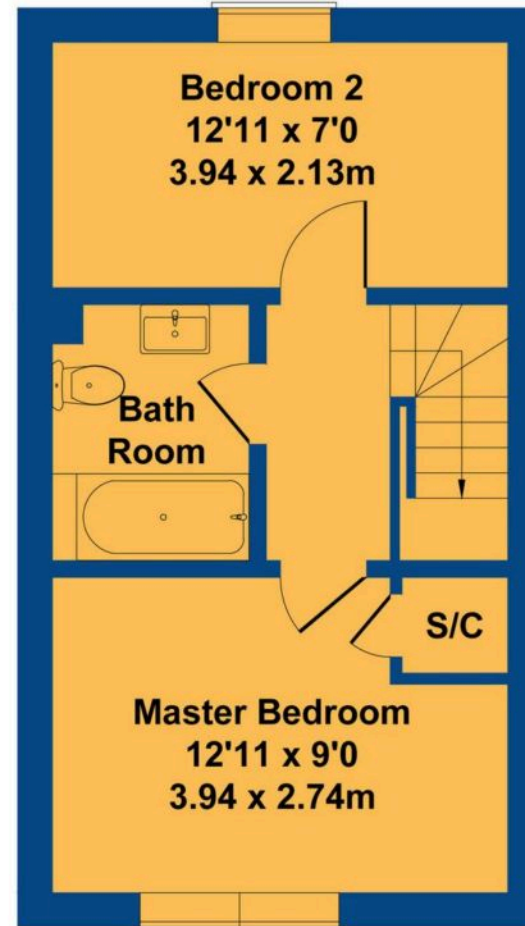
30 Caer Victor

Approximate Gross Internal Area
635 sq ft - 59 sq m

Cloakroom
5'0 x 3'0
1.52 x 0.91m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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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.