





## 1 Cae'r Victor

St. Athan, Barry

This Barratts semi-detached new build home is located in Parc Fferm Wen, St Athan village, Vale of Glamorgan. This lovely family property with impressive garden, 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 to the rear is a generous garden laid to lawn. 1 Cae'r Victor 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 standard of build throughout.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:



## 1 Cae'r Victor

St. Athan, Barry

- SEMI DETACHED FAMILY HOME.
- BARRATTS NEW BUILD 2025.
- 3 BEDROOMS.
- CLOAKROOM/WC.
- NO FORWARD CHAIN.
- VILLAGE LOCATION.
- EPC A94.





## GROUND FLOOR

### Entrance Hallway

Radiator. Wood effect flooring. Stairs to first floor. Doors to cloakroom/WC and sitting room.

### Cloakroom/WC

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

Low level WC. Corner wash hand basin with mixer tap. Radiator.

### Sitting Room

11' 0" x 15' 0" (3.35m x 4.57m)

UPVC windows to front. Radiator. Door to kitchen/diner.

### Kitchen/Diner

10' 5" x 14' 5" (3.18m x 4.39m)

UPVC window and French doors to rear. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Stainless steel sink with mixer tap. Space for white goods. Integrated slim line dishwasher, fridge freezer, gas hob, oven and hood. Wall mounted combination boiler providing the central heating and hot water. Wood effect flooring. Understairs cupboard.

## FIRST FLOOR

### Landing

Doors to bedrooms and bathroom. Radiator. Loft access. Over stairs storage cupboard. Radiator.

### Family Bathroom

5' 5" x 5' 5" (1.65m x 1.65m)

Panelled bath. Pedestal wash hand basin with mixer tap. Low level WC. Partially tiled walls. Radiator. Vinyl floor covering.



**Bedroom 1**

8' 0" x 13' 0" (2.44m x 3.96m)

UPVC window to front. Radiator. Door to en-suite.

**En-suite**

4' 5" x 7' 5" (1.35m x 2.26m)

Shower enclosure with mixer shower. Radiator. Low level WC. Pedestal wash hand basin with mixer tap. Vinyl floor covering. Tiled walls to shower area.

**Bedroom 2**

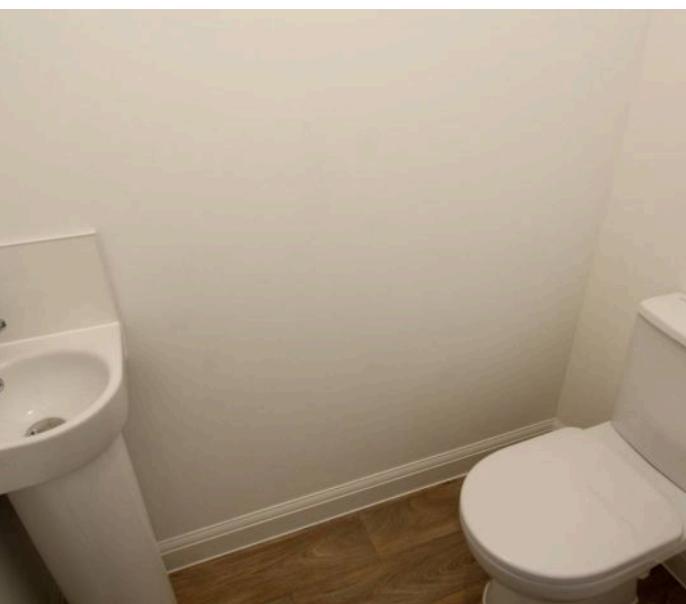
8' 0" x 9' 5" (2.44m x 2.87m)

UPVC window to rear. Radiator.

**Bedroom 3**

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

UPVC window to front. Radiator.





## GARDEN

front - garden area, low maintenance. Rear Garden - impressive enclosed garden, laid to lawn, with gate to side.

## DRIVEWAY

2 Parking Spaces

Parking for 2 cars.

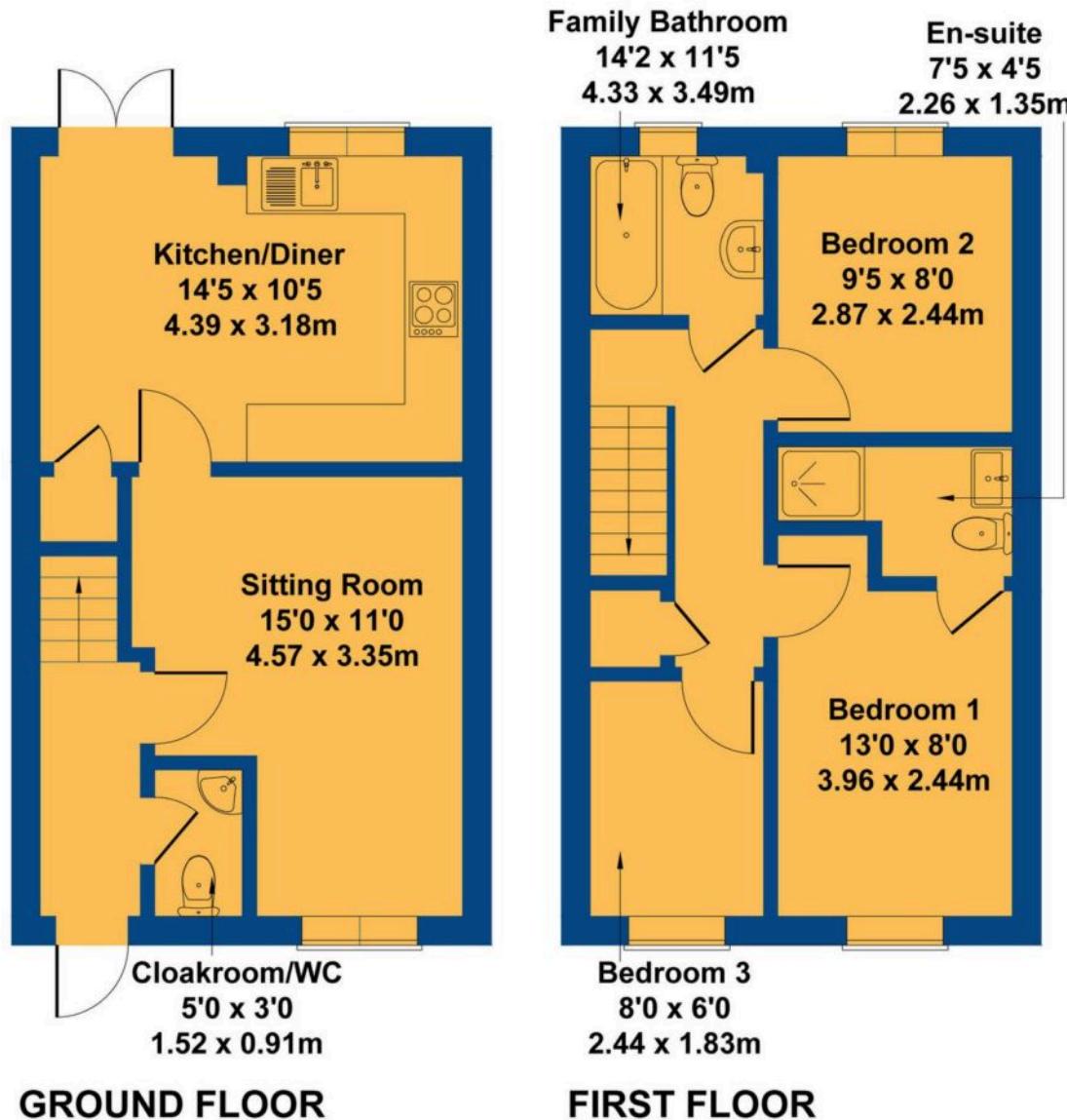




# 1 Cae'r Victor

Approximate Gross Internal Area

743 sq ft - 69 sq m



Not to Scale. Produced by The Plan Portal 2025  
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](mailto:llantwitmajor@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://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.