



Rock Lodge

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**Chris Davies**  
residential sales & lettings

**Rock Lodge Rock Road, St. Athan**  
**£599,950**



## Rock Lodge Rock Road

St. Athan, Barry

A very rare opportunity to acquire such a stone built modern detached family home, which is very well presented throughout, and located in a quiet location of St Athan Village, Vale of Glamorgan. The property briefly comprises; to the ground floor entrance hallway, sitting room with stone fireplace and log burner, bedroom 4/study with en-suite shower room, family bathroom, dining room, kitchen/breakfast room with solid marble worktops and utility room. To the first floor there are three bedrooms, with en-suite shower room to the master bedroom and a second family bathroom. Outside there is an impressive gated driveway for three cars and a garage, and an impressive enclosed and private south facing garden to the rear. Rock Lodge enjoys gas central heating with a pressurised gas combination boiler system with hot water tank, UPVC windows and doors with French doors to the rear where indicated, oak doors throughout and high quality finish. Viewings are highly recommended to fully appreciate the space, flexible living accommodation with the downstairs bedroom and bathroom, and mature location. St Athan Village is within easy reach of the towns of Llantwit major, Cowbridge and the M4, with a choice of school, and the Heritage Coastline with its beaches.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## Rock Lodge Rock Road

St. Athan, Barry

- DETACHED STONE FAMILY HOME.
- 4 BEDROOMS.
- 2 BATHROOMS. 2 EN-SUITE.
- UTILITY ROOM. GCH COMBI.
- UPVC & FRENCH DOORS.
- 2 RECEPTION ROOMS.
- STONE FIREPLACE & LOG BURNER.
- EPC C79. FLEXIBLE LIVING SPACE.
- DRIVEWAY FOR 3 CARS. GARAGE.
- VILLAGE LOCATION.



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## GROUND FLOOR

### Hallway

Radiator. Stairs to first floor. Oak doors to sitting room, bedroom 4, bathroom, kitchen/breakfast room and dining room. Under stairs cupboard. Oak front entrance door and UPVC window to front. Engineered wood flooring.

### Sitting Room

15' 2" x 16' 7" (4.62m x 5.06m)

Radiator. UPVC bay window to front. Stone fireplace with clear view log burner and stone hearth. Engineered wood flooring.

### Bedroom 4 / Study

13' 11" x 9' 5" (4.24m x 2.87m)

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

### En-Suite

3' 9" x 6' 7" (1.14m x 2.01m)

Low level WC. Wash hand basin with mixer tap. Vertical radiator. Shower enclosure with mixer shower. Ceramic floor tiles. Extractor fan.

### Family Bathroom

6' 5" x 7' 2" (1.96m x 2.18m)

Low level WC. Vertical radiator. Wash hand basin with mixer tap. Partially tiled walls. Ceramic floor tiles. Panelled bath with electric mixer shower over.

### Dining Room

15' 3" x 9' 5" (4.65m x 2.87m)

UPVC French doors to rear. Radiator.





### **Kitchen/Breakfast Room**

11' 9" x 20' 8" (3.58m x 6.30m)

UPVC window to rear. UPVC French doors to rear. Ceramic floor tiles. Superb fully fitted kitchen comprising eye level units base units with work surfaces over. 5 burner gas hob with hood. Eye level oven and grill. Down lighting. Ceramic one and a half bowl sink with mixer tap. Kitchen island. Space for fridge/freezer. Integrated dish washer. Space for breakfast room table and chairs. Door to utility room.

### **Utility Room**

11' 6" x 4' 11" (3.51m x 1.50m)

Opaque glazed door to side. Down lighting. Fitted units and base units with work surface over. Inset stainless steel sink with mixer tap. Space for washing machine. Wall mounted Vaillant combination boiler with cylinder providing a pressurised system. Ceramic floor tiles.

### **FIRST FLOOR**

#### **Landing**

UPVC window to front, radiator. Linen cupboard. Doors to bedrooms, and family bathroom.

#### **Bedroom 1**

14' 10" x 10' 1" (4.52m x 3.07m)

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

#### **En-Suite**

6' 1" x 5' 8" (1.85m x 1.73m)

Wash hand basin with mixer tap. Ceramic floor tiles. Low level WC. Shower enclosure with mixer shower. Extractor. Vertical radiator. Partially tiled walls.

#### **Bedroom 2**

15' 1" x 13' 8" (4.60m x 4.17m)

UPVC window to front. Velux to rear. Radiator.

#### **Bedroom 3**

13' 9" x 13' 11" (4.19m x 4.24m)

Veluxes to rear. Radiator.

#### **Family Bathroom**

7' 4" x 6' 2" (2.24m x 1.88m)

Panelled bath, Velux to rear. Wash hand basin with mixer tap. Low level WC. Ceramic floor tiles. Vertical





### Family Bathroom

7' 4" x 6' 2" (2.24m x 1.88m)

Panelled bath, Velux to rear. Wash hand basin with mixer tap. Low level WC. Ceramic floor tiles. Vertical radiator. Extractor fan.





### **GARDEN**

Front - Indian sandstone flag stones. Gate to side.

### **GARDEN**

Rear Garden - enclosed south facing sunny and private garden, laid to lawn.

### **DRIVEWAY**

3 Parking Spaces

Impressive driveway for three cars with double driveway gates.

### **GARAGE**

Single Garage

Garage with roller door. Power and lighting.





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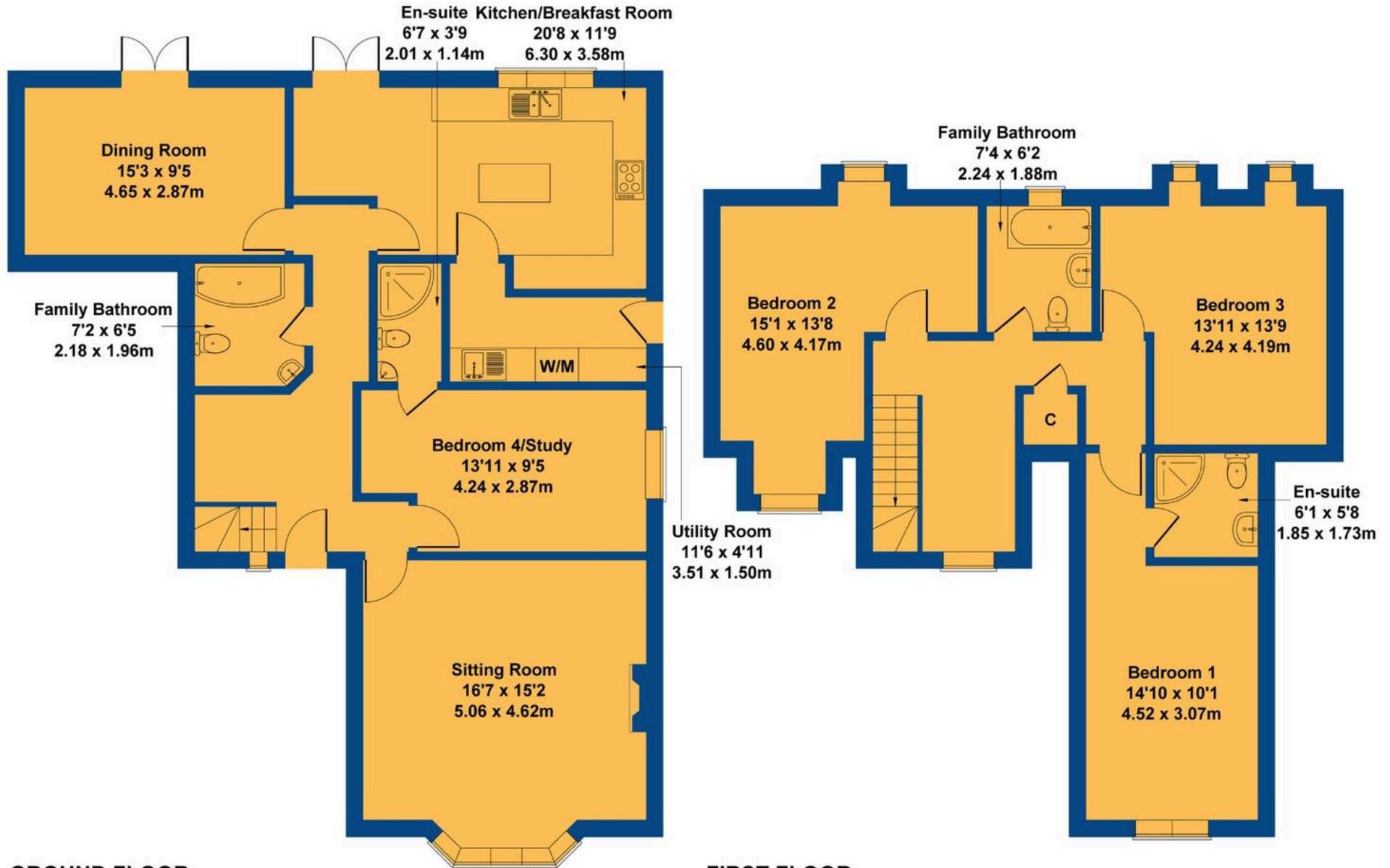
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# Rock Lodge

Approximate Gross Internal Area  
1873 sq ft - 174 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
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## Chris Davies Estate Agents

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