



Ffordd Y Spitfire, St Athan, The Vale of Glamorgan. CF62 4HL

- A MODERN 2-BED SEMI-DETACHED FAMILY HOME
- BUILT IN 2023
- NO CHAIN - MOVE STRAIGHT INTO THIS IMMACULATE PROPERTY
- CLOAKROOM/ DOWNSTAIRS W.C
- UTILITY CUPBOARD
- MODERN KITCHEN/DINER with INTEGRATED APPLIANCES
- BEAUTIFUL FIELD VIEWS TO FRONT
- 2x DOUBLE BEDROOMS
- MODERN FAMILY BATHROOM SUITE
- SOUTH-FACING REAR GARDEN & PRIVATE 'DOUBLE' DRIVEWAY



PROPERTY DESCRIPTION

*** Guide Price: £240,000 to £250,000 *** Welcome to this charming 2-bedroom, semi-detached house located in the picturesque village of St Athan. Perfectly suited for first-time buyers, young families, or those looking to downsize without compromising on space, this delightful 2-bed property offers a comfortable and modern living experience in a sought-after community setting. Step inside to discover a bright and inviting reception room that serves as the heart of the home. Flooded with natural light, this versatile space is ideal for relaxing with family, entertaining guests, or enjoying quiet evenings. Contact us today to arrange a viewing and take the first step towards making this beautiful house your new home. CALL US TODAY ON 02920 204 555 To Book Your Viewing - FREE MORTGAGE ADVICE AVAILABLE AT YOUR REQUEST - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Description

The well-appointed kitchen/diner, provides a stylish and practical space for everyday meals and special occasions. Equipped with contemporary fittings and plenty of storage. There is also a cloakroom/downstairs W.c, and a Utility Cupboard. Upstairs, you will find two spacious bedrooms, thoughtfully designed to maximise comfort and privacy. The well-maintained bathroom services this floor, featuring modern fixtures and a clean, fresh design. To the rear boasts a private, low-maintenance garden. Additionally, off-road parking is available, ensuring ease and security for your vehicles—an invaluable feature in this charming village location. Don't miss your chance to view this fantastic property in St Athan. This semi-detached home is a fantastic opportunity to secure a property that combines modern living with traditional village charm. With its excellent layout, desirable features, and prime location, it represents excellent value for money and a wonderful place to call home.

Summary

The village of St Athan is situated to the south western side of the Vale of Glamorgan and includes a village shop and post office, doctors surgery and chemist plus a primary school which is a feeder to Llantwit Major Comprehensive School. The nearby market town of Cowbridge and coastal town of Llantwit Major offer a comprehensive range of shops, restaurants and other amenities and are within convenient travelling distance. The Heritage Coast lies to the south west, with its beautiful cliff top walks and mixture of sandy and stony beaches.

Situated in St Athan, this property benefits from a friendly community atmosphere paired with easy access to local amenities, schools, and transport links. Whether you're commuting to nearby Cardiff or simply exploring the beautiful Welsh countryside, you'll appreciate the balanced lifestyle on offer here. The nearby coastline adds a further dimension to living in St Athan, perfect for weekend walks and embracing the outdoors.

Entrance Hallway - 3' 3" x 2' 7" (0.99m x 0.79m)

Enter via Composite Door with Central D/g Pane, LVT Flooring, Radiator, Wall Mounted RCD Consumer Unit, Ceiling Mounted Fire Sprinkler Head Pendants, Door to;

Living Room - 12' 9" x 11' 10" (3.89m x 3.61m)

LVT Flooring, uPVC D/g Window to Front, Radiator, Wall Mounted Thermostat Control, Ceiling Mounted Fire Sprinkler Head Pendants. Door to Kitchen/Diner.

Cloakroom/ Downstairs W.c

LVT Flooring, Close-Coupled W.c, Pedestal Wash Hand Basin with Chrome Mixer Tap, Wall Mounted Electric Extractor Fan.

Utility/Storage Cupboard

Houses Tumble-Dryer.

Kitchen/Diner - 12' 9" x 7' 6" (3.89m x 2.29m)

LVT Flooring, Matching Wall & Base Units in White High Gloss, Work Surfaces Over & Matching Splashbacks, Stainless Steel Sink & Drainer with Chrome Mixer Tap Over, Integrated Appliances; include; Fridge-Freezer, Dishwasher, Washing Machine, 4x Ring Ceramic Hob, Extractor Hood Over, Fan Assisted Electric Oven, Plumbed for Washing Machine, Compact Energy Efficient Plinth Heater, 2x Ceiling Mounted Fire Sprinkler Head Pendants, French Patio Doors with Twin Windows to Rear Garden.

First Floor Landing

Quality Fitted Carpet to Staircase & Landing, Radiator,

Bedroom 1 - 12' 9" x 7' 6" (3.89m x 2.29m)

Quality Fitted Carpet, uPVC D/g Window to Rear, Radiator, Ceiling Mounted Fire Sprinkler Head Pendant.

Bedroom 2 - 12' 11" max x 9' 5" max (3.94m x 2.87m)

Quality Fitted Carpet, uPVC D/g Window to Front with Views Over Fields, Radiator, Ceiling Mounted Fire Sprinkler Head Pendant.

Family Bathroom Suite - 6' 0" x 5' 6" (1.83m x 1.68m)

Vinyl Flooring, Walls Tiled Around Panel Bath with Chrome Mixer Tap, Thermostatic Mixer Shower Over, Glass Shower Screen, Pedestal Wash Hand Basin with Chrome Mixer Tap and Tiled Splashback, Close-Coupled W.c, Ceiling Mounted Electric Extractor Fan.

Outside Front

Patio Pathway & Stone Chippings.

Side Garden

Patio Pathway with Stone Chippings. Lockable Gate into the Rear Garden.

SOUTH-FACING Rear Garden - Enclosed

Non-Slip Patio with Stone Chippings to Border, Enclosed by Brick Walls & Feather Edge Fencing, Lockable Side Gate Access to Side of Property. Outside Tap & PowerPoints.

Large Wood Panel Shed.

This rear garden provides an ideal outdoor space to relax, unwind, or enjoy summer barbecues with friends and family.

Private 'Double' Driveway



MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Driveway. Off Street.
Private.

Heating Sources: Double Glazing. Gas
Central.

Electricity Supply: None.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: Level access.

EPC Rating: B (83)

**Has the property been flooded in last
5 years?** No

Flooding Sources:

Any flood defences at the property?

No

Any risk of coastal erosion? No

Is the property listed? No

**Are there any restrictions associated
with the property?** No

**Any easements, servitudes, or
wayleaves?** No

**The existence of any public or private
right of way?** No

Mobile Signal

Mobile coverage

EE - Vodafone - Three - O2

Broadband

Basic 15 Mbps

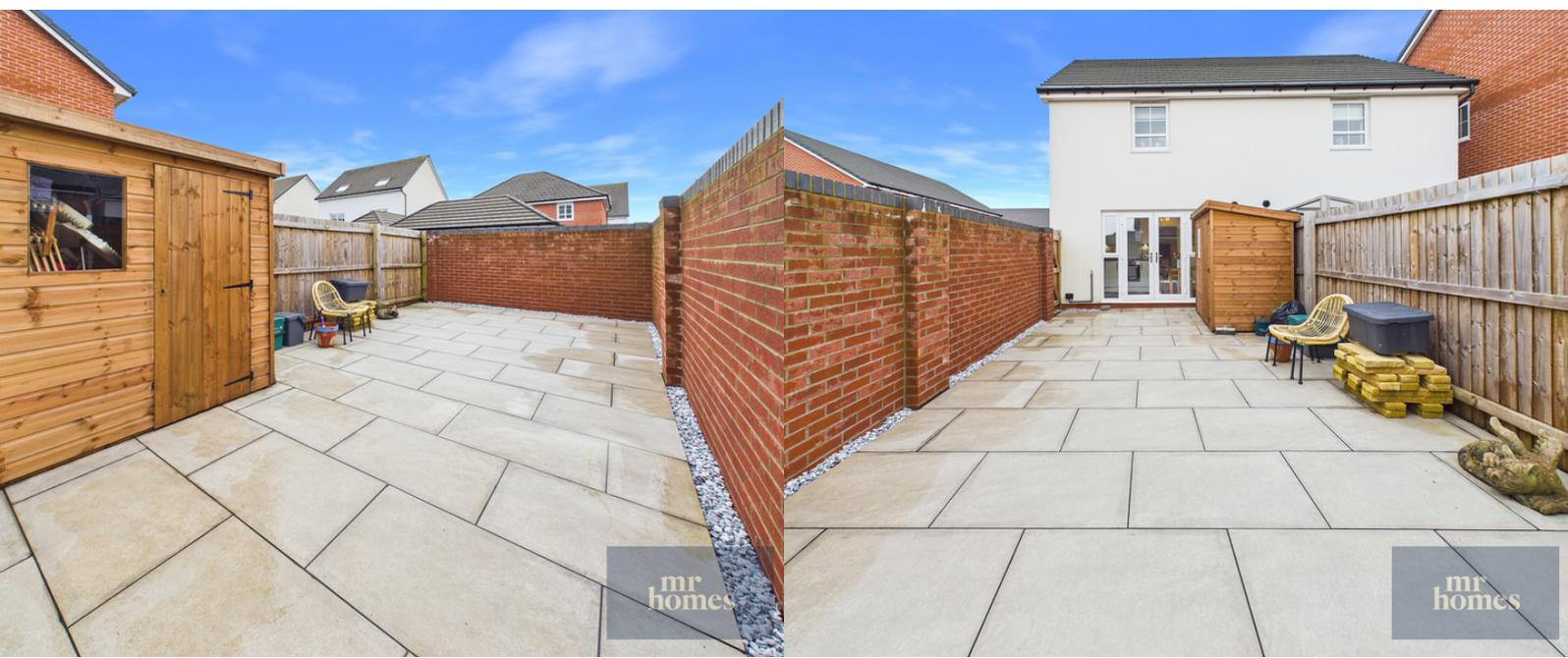
Superfast 78 Mbps

Ultrafast 1800 Mbps

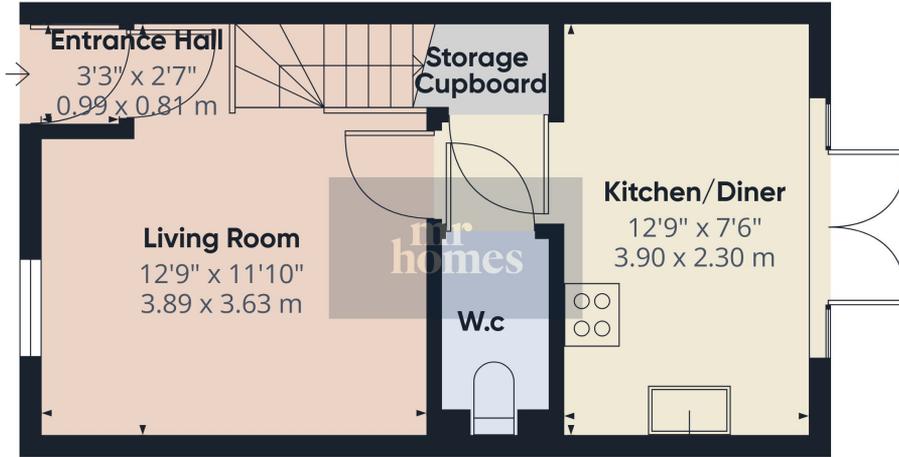
Satellite / Fibre TV Availability

BT

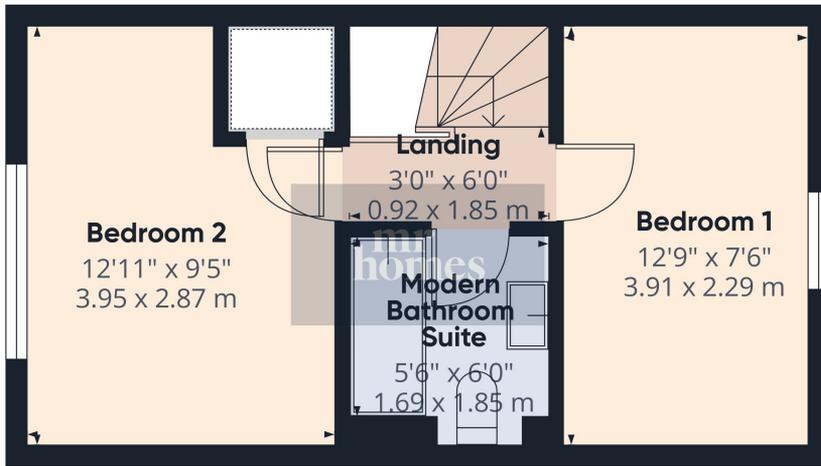
Sky



FLOORPLAN & EPC



Ground Floor



1st Floor



Approximate total area^m
564 ft²
52.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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