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Immaculately presented detached family home situated on the sought after Parc Fferm Wen development, within the popular location of St Athan, Vale of Glamorgan. With open farmland views and just a short drive to Llantwit Major Town and train station. Spacious rear garden, separate living room and Kitchen / diner, driveway parking for four cars, ensuite to master bedroom, family bathroom, utility and downstairs WC. NHBC warranty. Approx 91 Square Meters, EPC-B. Council Tax-E.

GROUND FLOOR

Hallway

UPVC double glazed front door to inner hallway. Doorway to lounge and carpeted stairs to first floor level.

Lounge

3.1m x 4.3m (10' 2" x 14' 1") UPVC double glazed window to the front. Fitted carpet, radiator, power points. Doorway to kitchen.

Kitchen

2.6m x 2.4m (8' 6" x 7' 10") UPVC double glazed window to the rear. Fitted with a range of modern high gloss base and wall units with contrasting worksurfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over and view of the garden. Electric oven built in tower unit, gas hob with stainless steel extractor hood over. Intergrated fridge freezer and dish washer, open plan to dining area and doorway to utility and downstairs WC. Vinyl flooring, ceiling light and power.

Dining area

4m x 2.8m (13' 1" x 9' 2") UPVC double glazed French doors to the rear. Space for dining furniture. Vinyl flooring, radiator, ceiling light and power.

Utility room

2m x 1.8m (6' 7" x 5' 11") UPVC double glazed window to the side. Space and plumbing for washing machine, tumble dryer and additional storage. Radiator, vinyl flooring and door into cloakroom.

Cloakroom

1m x 2m (3' 3" x 6' 7") UPVC double glazed window to the rear. Fitted with a low level WC and pedestal wash hand basin.

FIRST FLOOR

Master bedroom with dressing area

3.7m x 3.3m (12' 2" x 10' 10") UPVC double glazed window to the front, offering open views across farmland. Dressing area has built in wardrobes with hanging space and sliding mirrored doors. Fitted carpet, radiator, power points and doorway to En-Suite.

Master En-suite

1.5m x 2.1m (4' 11" x 6' 11") UPVC double glazed window to the side, Walk in shower cubicle, low level WC and pedestal wash hand basin. Vinyl flooring, radiator, ceiling light.

Bedroom two

3.6m x 3.2m (11' 10" x 10' 6") UPVC double glazed window to the front. Fitted wardrobes, fitted carpet, radiator, ceiling light and power points.

Bedroom three

2.2m x 3.2m (7' 3" x 10' 6") UPVC double glazed window to the rear. Fitted carpet, radiator, ceiling light and power points.

Bathroom

UPVC double glazed window to the rear. Fitted with a low level WC, pedestal wash hand basin, panelled bath with shower fitting. Radiator, Vinyl flooring, ceiling light.

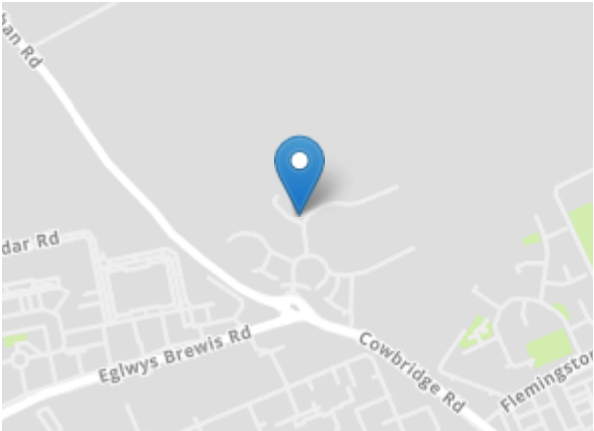
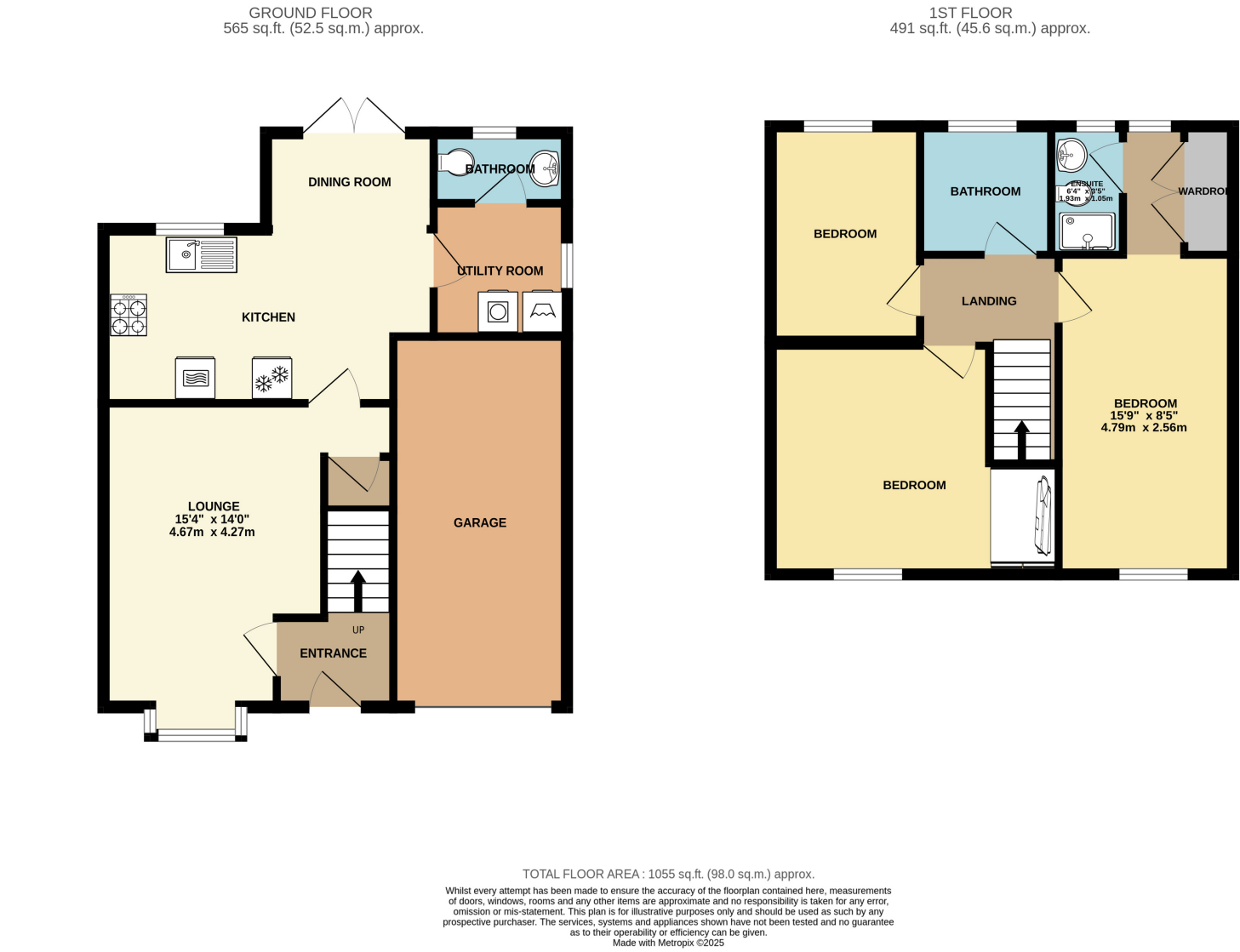
EXTERNAL

Garden

FRONT- Mixture of tarmac driveway for multiple vehicles and garden area. Wood gate access to the rear. REAR- Mixture of patio and grass. enclosed by brick wall.

Garage

With up and over door. Electric supply.



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