



105 Ffordd Y Spitfire, St. Athan

£280,000 Freehold

SEMI DETACHED FAMILY HOME. • NEW BUILD. 3 BEDROOMS. • CLOAKROOM/WC. • DRIVEWAY FOR TWO CARS. • KITCHEN/DINER. • IMPRESSIVE REAR GARDEN. • UPVC. GCH COMBI. • EPC B84. EN-SUITE. • VIEWINGS HIGHLY RECOMMENDED.





On the outskirts of the Barratt Homes new development, lies this very well presented semi detached traditional home with an impressive rear garden. Viewings are highly recommended to fully appreciate the location and presentation, the property comprising; to the first floor entrance hallway, cloakroom/WC, sitting room and kitchen/diner. To the first floor are three well proportioned bedrooms, family bathroom and en-suite to the master bedroom. Outside there is an impressive garden laid to lawn to the rear and a driveway for two cars. The property enjoys UPVC windows and French doors, and gas central heating with a combination boiler. Please note there is a service charge with this property for the maintenance of the development.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





GROUND FLOOR

Entrance Hallway

Front entrance door. Door to cloakroom/WC. Stairs to first floor. Door to sitting room.

Sitting Room

12' 0" x 16' 0" (3.66m x 4.88m)

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

Kitchen/Diner

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

UPVC window and French doors to rear. Radiator. Fully fitted kitchen comprising eye level units, base units with sink and work surface over, space for appliances and integral cooker and gas hob with hood.



FIRST FLOOR

Landing

Doors to bedrooms and family bathroom. Over stairs cupboard.

Bedroom 1

8' 0" x 12' 0" (2.44m x 3.66m)

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

En-suite

8' 0" x 4' 6" (2.44m x 1.37m)

L. Wash hand basin. Shower enclosure with r.

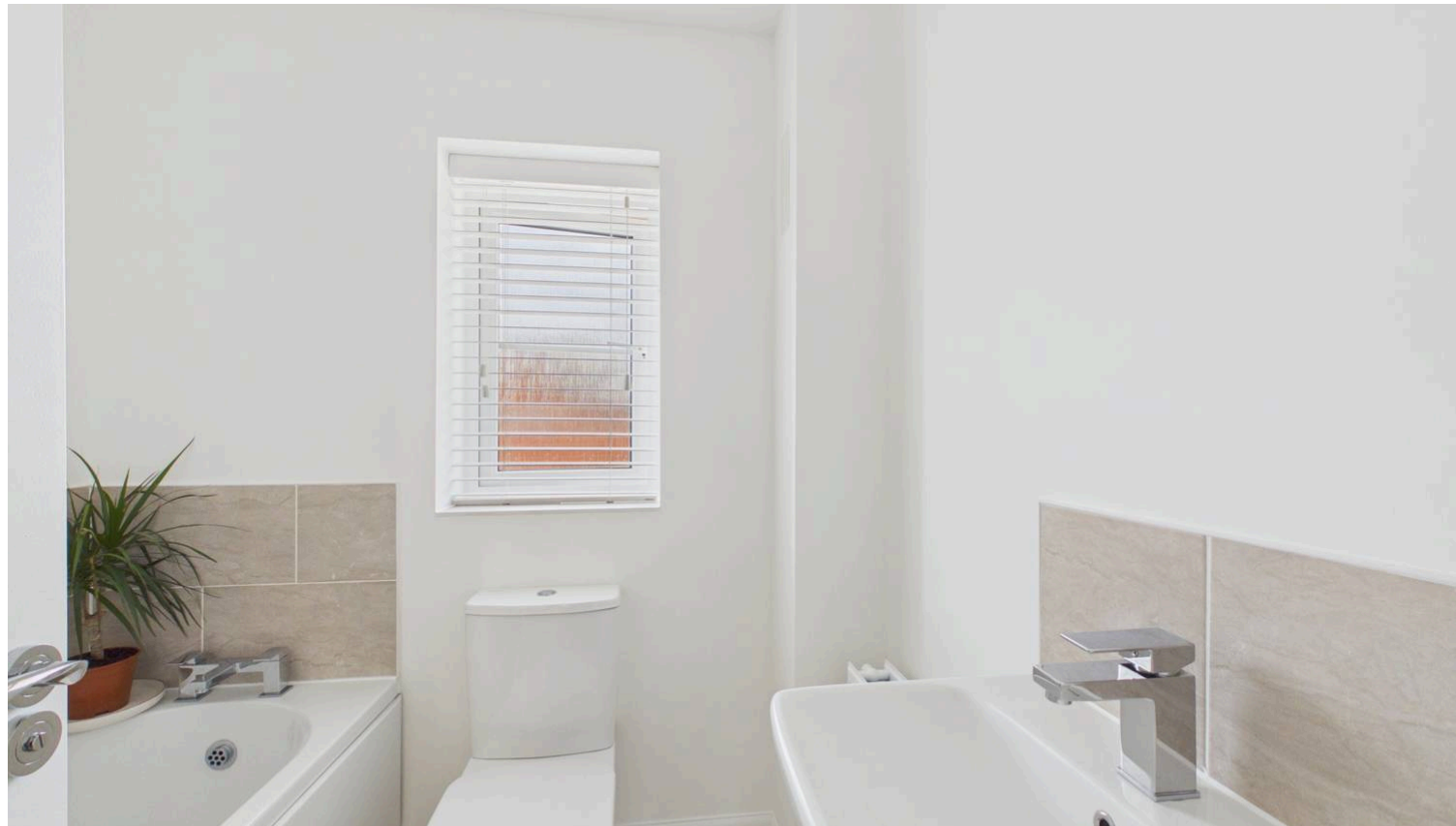
Bedroom 2

8' 6" x 10' 0" (2.59m x 3.05m)



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En-suite

8' 0" x 4' 6" (2.44m x 1.37m)

Low level WC. Wash hand basin. Shower enclosure with mixer shower.

Bedroom 2

8' 6" x 10' 0" (2.59m x 3.05m)

UPVC window to rear. Radiator.

Bedroom 3

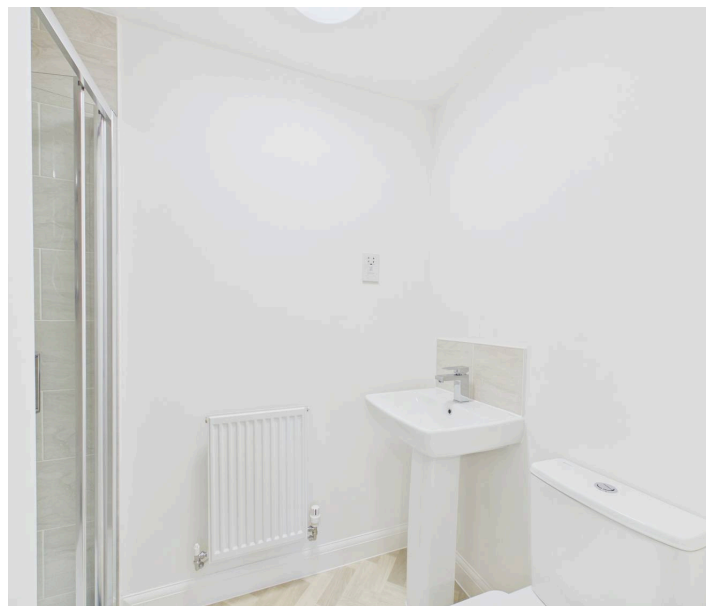
6' 4" x 5' 7" (1.93m x 1.70m)

UPVC window to rear. Radiator.

Family Bathroom

6' 4" x 5' 7" (1.93m x 1.70m)

UPVC opaque window to rear. Low level WC. Wash hand basin. Panelled bath. Radiator.





Ground Floor



First Floor



Approximate total area⁽¹⁾
71.7 m²
772 ft²

(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



GARDEN

An impressive rear garden laid to lawn. Gate to side. Paved seating area.



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