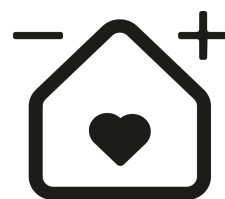




13 Rhodfa'r Hurricane, St. Athan

£425,000 Freehold

DETACHED FAMILY HOME • DAVID WILSON HOME. 4 BEDROOMS. • ENSUITE. UTILITY. EPC B85. • 2 RECEPTION ROOMS. • SHENTON HOUSE TYPE. • UPGRADED BY CURRENT OWNERS. • SIGMA 3 KITCHEN. • DETACHED GARAGE. • HIVE HEATING. FAST BROADBAND. • NON SLIP PORCELAIN TILES TO REAR.



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Located on the outskirts of St Athan Village, Vale of Glamorgan stands this well presented and upgraded David Wilson detached family home. 13 Rhodfa'r Hurricane is within easy reach of local chops, schools, the towns of Cowbridge and Llantwit Major, and the Heritage Coastline with its beaches. The property briefly comprises; entrance hallway, cloakroom/WC, sitting room, kitchen/diner and utility room to the ground floor. To the first floor there are 4 bedrooms and family bathroom with an en-suite shower room to the master bedroom. Outside there is a garden area to the front with driveway for two cars, detached garage, and an enclosed sunny private garden to the rear with superb non slip porcelain tiles. This stunning home enjoys gas central heating, UPVC windows and doors and French doors to the rear, Sigma 3 upgraded kitchen and many other improvements throughout including - AEG Appliances, 5 Burner AWG hob with wok burner and in built wine cooler, smart lighting in the garden that can change colour/scene through an App by Nanoleaf and made to measure blinds to stay. Viewings are highly recommended to fully appreciate the rural village location and high standard throughout. Please note there is a service charge for the property to help with the upkeep and maintenance of the site.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





GROUND FLOOR

Entrance Hallway

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

Cloakroom/WC

5' 2" x 3' 2" (1.58m x 0.97m)

UPVC opaque window to front. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Partially tiled walls.

Sitting Room

10' 11" x 18' 9" (3.33m x 5.72m)

UPVC bay window to front. Radiators.

Kitchen/Diner

13' 4" x 25' 1" (4.06m x 7.64m)

UPVC windows to rear. French doors to rear. Radiators. Space for dining room table and chairs. Door to utility room. Down lighting. Under stairs cupboard. Fully fitted and upgraded Sigma 3 kitchen with AEG appliances, comprising eye level units base units with drawers and work surfaces over. Integrated; wine cooler, dishwasher, fridge/freezer, eye level grill and oven and 5 burner gas AEG hob with wok burner.

Utility Room

6' 4" x 6' 8" (1.93m x 2.03m)

UPVC windows to rear. Base units with work surfaces over. Wall mounted gas boiler providing the central heating. Washing machine. Radiator.



FIRST FLOOR



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FIRST FLOOR

Landing

Radiator. Down lighting. Loft access. Linen cupboard.

Bedroom 1

12' 8" x 11' 1" (3.86m x 3.38m)

UPVC window to front. Radiators. Down lighting. Built in wardrobes. Door to en-suite.

En-Suite

3' 10" x 8' 1" (1.17m x 2.46m)

Shower enclosure with mixer shower. Down lighting. Pedestal wash hand basin with mixer tap. Low level WC. Vertical radiator.

Bedroom 2

11' 8" x 11' 9" (3.56m x 3.58m)

UPVC window to front. Down lighting. Radiator.

Bedroom 3

9' 7" x 10' 6" (2.92m x 3.20m)

UPVC window to rear. Radiator.

Family Bathroom

6' 1" x 7' 5" (1.85m x 2.26m)

Low level WC. Panelled bath with mixer shower over. Pedestal wash hand basin with mixer tap. Vertical radiator. Down lighting.

Bedroom 4

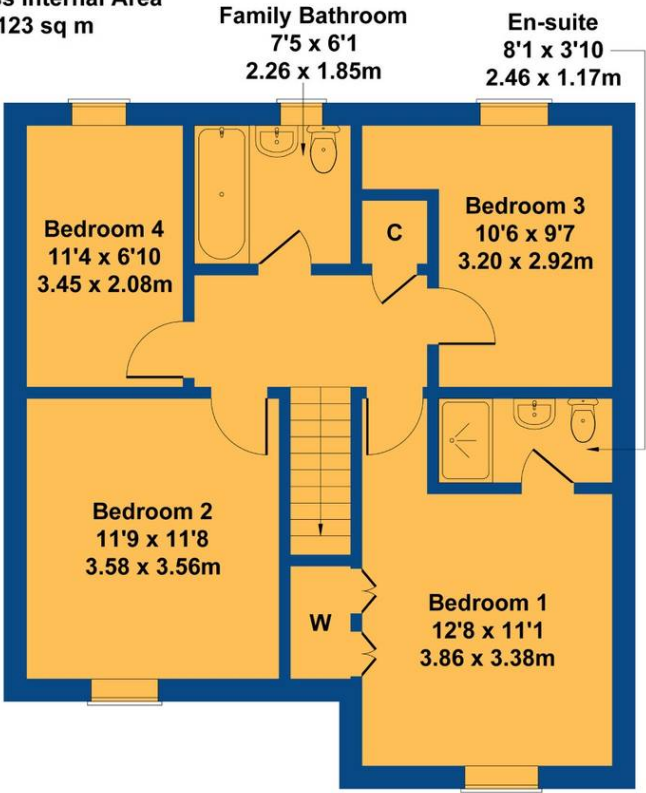
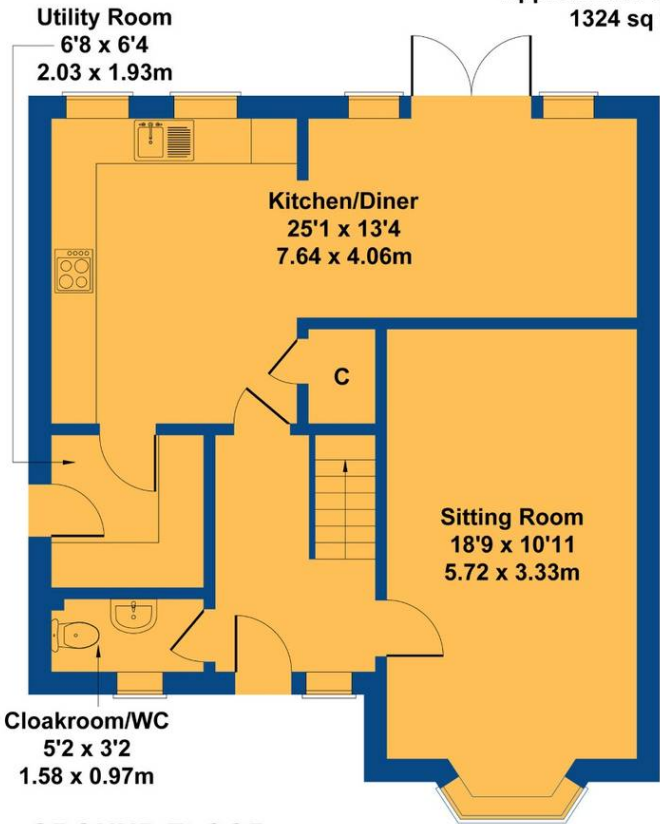
6' 6" x 5' 1" (2.08m x 3.45m)

UPVC window to rear. Radiator. Down lighting.



13 Rhodfar Hurricane

Approximate Gross Internal Area
1324 sq ft - 123 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



