



Ffordd Y Spitfire, guide price £240,000

- Guide Price £240,000 - £250,000
- Bright & Light-Filled Two Bedroom Semi-Detached Home with Views Over Open Fields from the Front
- Modern Kitchen/Diner with Integrated Appliances & French Doors
- Enclosed South-Facing Rear Garden - Perfect for Entertaining
- Driveway Parking for two vehicles
- EPC Rating: B



 2
  1
  1



About the property

Bright, modern, and ready to move into, this well-presented two-bedroom semi-detached home in the welcoming village of St Athan offers comfortable living with countryside views to the front, a south-facing garden, and private double driveway parking.

With a spacious living room, contemporary kitchen/diner with French doors to the garden, and two well-sized bedrooms, it's perfectly suited for first-time buyers, downsizers, or investors. Ideally located close to local amenities, excellent schools, and the stunning Heritage Coast, this home combines village charm with convenient access to Cowbridge, Llantwit Major, and Cardiff.

Don't miss your chance to view, contact Peter Alan today to arrange your viewing.



Entrance Hallway

Entered via composite door with double glazed pane. LVT flooring, radiator, wall mounted RCD consumer unit and ceiling mounted fire sprinkler head. Door leading to living room.

Living Room

12' 9" x 11' 10" (3.89m x 3.61m)
Bright and welcoming living space with LVT flooring, front facing uPVC double glazed window allowing plenty of natural light, radiator and wall mounted thermostat control. Door leading to the kitchen/diner.

Cloakroom

Fitted with close-coupled WC and pedestal wash hand basin with chrome mixer tap. LVT flooring and wall mounted electric extractor fan.

Utility Cupboard

Practical storage cupboard currently housing tumble dryer.

Kitchen / Diner

12' 9" x 7' 6" (3.89m x 2.29m)
Modern fitted kitchen with matching white high gloss wall and base units with work surfaces and splashbacks over. Stainless steel sink and drainer with chrome mixer tap. Integrated appliances include fridge-freezer, dishwasher, washing machine, four-ring ceramic hob with extractor hood above and fan-assisted electric oven. Compact plinth heater and LVT flooring. French patio doors with twin windows open onto the rear garden.

First Floor Landing

Fitted carpet to staircase and landing with radiator.

Bedroom One

12' 11" max x 9' 5" max (3.94m max x 2.87m max)
Spacious bedroom with fitted carpet and front facing uPVC double glazed window enjoying pleasant views over open fields.

Bedroom Two

12' 9" x 7' 6" (3.89m x 2.29m)
Comfortable double bedroom with fitted carpet, radiator and uPVC double glazed window overlooking the rear garden

Bathroom

Modern bathroom suite comprising panel bath with chrome mixer tap and thermostatic shower over with glass screen, pedestal wash hand basin with chrome mixer tap and tiled splashback, and close-coupled WC. Vinyl flooring and electric extractor fan.

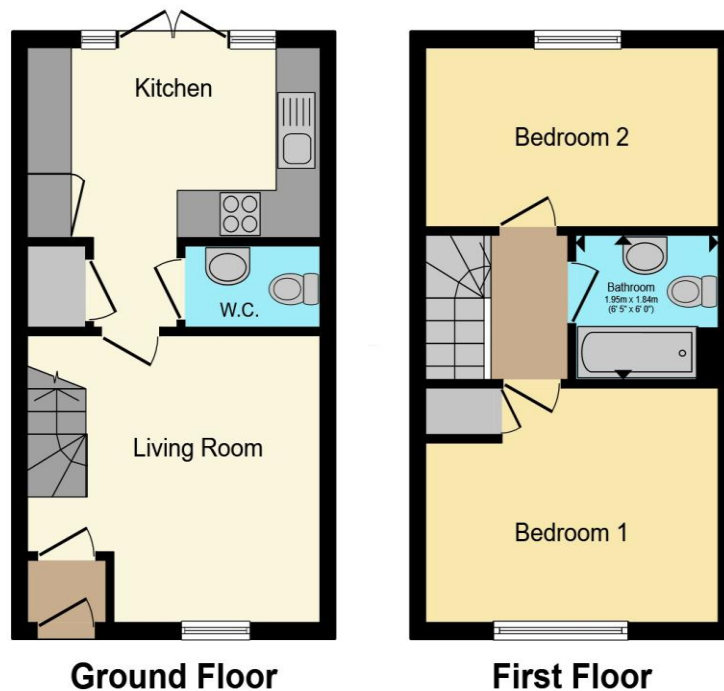
External

Front Garden
Patio pathway with decorative stone chippings.
Side Garden
Patio pathway with stone chippings and lockable gate providing access to the rear garden.
Rear Garden - South Facing
Enclosed south-facing rear garden featuring non-slip patio seating area with stone chipping borders, enclosed by brick walls and feather-edge fencing. The garden also benefits from outside tap, external power points and a large wood panel storage shed, creating an ideal outdoor space for relaxing or entertaining.

01446 772857

enquiries@pablack.co.uk

Floorplan



Total floor area 58.5 m² (629 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

pa peter
alan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan