



**Cedar Road, St Athan
offers over £380,000**

- Brand new detached home, individually designed, finished to an exceptional standard throughout
- Contemporary heart of the home open-plan kitchen / dining room with sliding doors onto the rear garden
- Impressive green credentials including high EPC rating, air source heat pump and EV car charger
- Spacious, versatile accommodation with four double bedrooms and three luxurious bathrooms



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About the property

Arrange your viewing today to appreciate this impressive newly built detached home, offering exceptional quality throughout, generous family accommodation, outstanding energy efficiency, and a quiet cul-de-sac position overlooking open countryside.





Location

St Athan lies off the B4265 road and is located approximately 3.5 Miles from Cardiff airport and the village itself benefits from well-regarded schooling, a local village pub, two community centres and St Athan Golf Club. To the North is the historic Market town of Cowbridge offering a range of boutique style shops and cafes, whilst, to the East is Llantwit Major which offers Train line services.

Entrance Hall

Welcoming and spacious, the hallway sets the tone with wood-grain effect flooring extending throughout the ground floor. Carpeted half-turn stairs rise to the first floor, understairs storage with plumbing for a washing machine and a separate cupboard housing the 3 way supply fuse board.

Cloakroom

Smartly finished with a low-level WC, floating hand basin with vanity storage, and frosted window.

Lounge

18' 11" x 11' 3" (5.77m x 3.43m)
A sizeable front-facing reception room with a large window that frames open countryside views. Neutrally decorated with high-quality finishes, it provides a calm and elegant living space.

Kitchen / Dining Room

19' 6" x 13' 9" (5.94m x 4.19m)
The heart of the home - a bright, spacious, and contemporary open-plan kitchen/diner with sliding doors onto the rear garden. Featuring a sleek, handleless kitchen with quartz countertops, integrated appliances including Bosch oven, induction hob, full-height fridge/freezer, and dishwasher. A striking central island with breakfast bar and feature pendant lighting provides a stylish and practical focal point.

First Floor Landing

Naturally lit by a frosted window, leading to three well-proportioned double bedrooms and the family shower room.

Bedroom Two With En-Suite

11' 5" x 10' 6" (3.48m x 3.20m)
Front-facing bedroom with elevated countryside views and a luxurious en-suite shower room finished with a double shower enclosure, contemporary sanitaryware, and frosted window.

Bedroom Three

12' 5" x 9' 6" (3.78m x 2.90m)
Generous double, neutrally decorated and overlooking the landscaped rear garden.



Bedroom Four

13' 11" (Max) x 9' 6" (4.24m (Max) x 2.90m)
Generous double, neutrally decorated and overlooking the landscaped rear garden.

Family Shower Room

Finished to a high standard with tiled walls and floor, large shower enclosure, WC, and vanity unit.

Second Floor Landing

Doors leading to Bedroom one and bathroom, UPVC double glazed window to side, carpeted.

Bedroom One

13' 10" x 14' 2" (4.22m x 4.32m)
A superb top-floor suite with pitched ceilings and dual Velux roof lights, ideal as a principal or guest suite. Includes a walk-in dressing room and luxurious bathroom opposite.

Bathroom

Beautifully appointed with a free-standing bath, floor-mounted taps, corner shower, integrated WC and vanity unit, and a porthole window enjoying far-reaching rural views.

Front Garden

Generous tarmac driveway provides parking for multiple vehicles, a lawned area opposite the front of the property that could be used as additional parking for visitors, flower beds with shrubs, side access to the rear.

Rear Garden

The landscaped garden features a lawn, fenced boundaries, and a raised decked area directly off the kitchen/diner - perfect for seamless indoor-outdoor living.

Additional Information

There is an annual estate management charge payable by all homeowners in the area.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Floorplan



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.focalagent.com

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