



Rhodfa'r Hurricane, St Athan

offers in the region of £450,000

- Beautifully presented throughout with attractive countryside views to the front.
- Spacious kitchen/dining room forming the heart of the home with utility room off.
- Generous living room plus separate study, ideal for home working.
- Principal bedroom with en-suite shower room and fitted wardrobes.



 4
  2
  1



About the property

A beautifully presented family offering spacious accommodation including a kitchen/dining room, study, en-suite principal bedroom and private rear garden, the property also benefits from countryside views, driveway parking, a garage and excellent access to local amenities.

Hallway

Entered via UPVC front door with inset frosted glass panel. Fitted entry matt. Porcelain tiled flooring. Doors to study, living room, Cloakroom, Kitchen / dining room. Radiator. Staircase to first floor.

Cloakroom

Push button WC, pedestal wash hand basin with tiled splash back, UPVC double glazed obscured window to side, porcelain tiled floor, radiator, under stair storage cupboard.

Study

9' 10" x 8' (3.00m x 2.44m)

UPVC window to the front of the property. Tiled flooring, radiator.

Living Room

18' 4" x 12' 4" (5.59m x 3.76m)

UPVC bay window to the front of the property with country side views. Herringbone wood affect Amtico LVT flooring. Radiator.

Kitchen / Dining Room

20' 8" x 15' 7" (6.30m x 4.75m)

The Sigma Three kitchen is made up of a mixture of wall and base units. Integrated features include built in fridge, freezer, dishwasher and AEG double oven. Wood affect laminate work surfaces with 1.5 stainless steel sink and drainer unit. The property also benefits from having both a five ring gas hob with stainless steel splashback and induction hob in the kitchen island. The kitchen island offers a mixture of draw and cupboard units.

Porcelain tiled flooring, UPVC windows overlooking rear garden. UPVC French doors lead out to rear garden with full length UPVC windows to sides. Radiators. Door leading to utility.





Accommodation

Utility

8' 7" x 5' 4" (2.62m x 1.63m)

Wood affect laminate worktop with inset stainless steel sink. Cupboard base units and space for washing machine and dryer beneath. Boiler. UPVC door with inset glass panel leading to the rear of the property. Porcelain tiled flooring. Radiator.

First Floor Landing

Carpeted stairs leading from ground floor. Grey wood affect Amtico LVT flooring. Doors to all first floor rooms. Loft hatch. UPVC window to the side of the property. Cupboard housing water tank, radiator.

Bedroom One

13' 3" x 12' 2" (4.04m x 3.71m)

Grey wood affect Amtico LVT flooring. UPVC window to the front of the property with fantastic countryside views. Two sets of built in wardrobes offering more than ample storage. Radiator, door to ensuite.

En Suite

Grey wood affect Amtico LVT flooring. Skimmed walls with tile splashbacks. Obscure glazed window to side. Three piece suite in white to include pedestal wash handbasin, low level WC and shower with sliding glass door. Heated towel rail. Extractor fan.

Bedroom Two

14' 1" x 10' (4.29m x 3.05m)

Pair of UPVC windows to the rear of the property over looking the garden. Grey wood affect Amtico LVT flooring. Radiator.

Bedroom Three

10' 7" x 10' 1" (3.23m x 3.07m)

Two UPVC windows with fantastic countryside views to the front. Hard wood engineered oak flooring, radiator.

Bedroom Four

13' 9" x 10' 4" (4.19m x 3.15m)

UPVC window overlooking the rear garden. Hard wood engineered oak flooring. Radiator.

Bathroom

Four piece suite in white comprising of pedestal wash hand basin, low level WC, walk in shower with glass door and panelled bath. Amtico tiled flooring. Skimmed walls and ceiling with tiled splashbacks. Heated towel rail. Extractor fan. UPVC obscured window to rear.

Rear Garden

Garden laid primarily to lawn. Patioed area leading out from the kitchen French doors. The garden boundary is feather edged boarded with pedestrian side access to parking.

Front Garden

Landscaped frontage with lighting, decorative stones and plants, porcelain tile pathway to front door.

Garage

22' 2" x 10' 7" (6.76m x 3.23m)

Concrete block construction single garage. Up and over manual garage door. Benefits from electric and lighting.

Additional Information

Hik Vision CCTV system to be included with the sale of the property. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 167.0 m² (1,798 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

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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 mortgages are not regulated.