



8 Green Meadow Close

St. Athan, Barry, CF62 4NT

Offers In The Region Of £350,000

HARRIS & BIRT



A spacious detached family home set in a sought after location within close walking distance of St Athan village. This modern detached 2016 Barratt built home comprises entrance hall, living room, kitchen, dining room, utility room and WC to the ground floor. The first floor offers master bedroom with ensuite, a further three bedrooms and a family bathroom. Further benefits include, gas central heating, UPVC double glazed windows throughout and French doors opening out onto a private rear garden. Off road parking to front via driveway for several vehicles leading to the garage.

St Athan offers a good range of village facilities including brand new Co-Op supermarket and other shops including post office, chemist etc. Also doctors surgery, St Athan Church, library, St Athan Golf Club, two pubs, well regarded primary school and close by petrol station. St Athan is now the home of Aston Martin for building their electric cars. The market town of Cowbridge is just a few miles to the north whilst easy access to the B4265 coast road brings other major centres including the capital city of Cardiff, Barry, Bridgend etc all within easy commuting distance. Cardiff Wales Airport is within easy driving distance and there is access to the coast railway which links to mainline railway stations at Cardiff and Barry.

- Spacious Detached Property
- Modern Kitchen/Dining Room
- Off Road, Driveway Parking
- Immaculately Presented Throughout
- Walking Distance To Local Amenities
- Four Bedrooms
- Good Sized Plot & Private To The Rear
- Garage
- Popular Development
- EPC Rating - B

Accommodation

Ground Floor

Entrance Hall 8'4 x 16'2 (2.54m x 4.93m)

The property is entered via composite front door with inset central glazed vision panel and further glazed panel above. Window to side. Storage cupboard with space for shoes and cloaks. Wood effect laminate floor. Radiator behind radiator cover. Ceiling spotlights. Stairs to first floor landing. Doors to all ground floor rooms.

WC 2'9 x 5'5 (0.84m x 1.65m)

Two piece suite in white comprising low level dual flush WC and corner pedestal wash hand basin with mixer tap. Obscure glazed window to side. Continuation of floor from hall. Part tiled walls with rear decorative tiled wall. Radiator. Ceiling spotlights. Extractor fan.

Living Room 10'10 x 15'6 (3.30m x 4.72m)

Window overlooking front with plantation style shutters. Continuation of floor from hall. Radiator behind decorative radiator cover. Pendant ceiling light.

Kitchen/Dining Room 19'2 x 14'8 max (5.84m x 4.47m max)

Modern fitted kitchen with features to include: a range of wall and base units with granite effect worktops, decorative tiled splashbacks and matching upstands. Inset 1.5 bowl sink with draining grooves and curved mixer tap. Countertop four ring gas hob with glass splashback, electric extractor hood over and electric fan assisted oven below. Undercounter integrated Zanussi dishwasher behind matching decor door. Integrated fridge/freezer behind matching decor doors. Cupboard housing wall mounted Ideal Logic gas boiler. Window overlooking the rear garden. Open through to dining area with French doors onto rear patio with glazed panels to sides. Ample space for table and

chairs. Continuation of flooring from hall. Radiator behind radiator cover. Ceiling spotlights. Door to utility.

Utility 4'4 x 5'5 (1.32m x 1.65m)

Worksurface offering ample storage with plumbing for undercounter washing machine/tumble dryer. Window overlooking side. Continuation of floor from kitchen. Radiator. Ceiling spotlights. Extractor fan.

First Floor

Landing 9'1 x 13'0 (2.77m x 3.96m)

Half turn staircase from ground floor hall onto first floor landing. Recessed cupboard housing hot water tank and pressure system and shelving. Loft access hatch. Window to side. Fitted carpet. Ceiling spotlights. Doors to all first floor rooms.

Master Bedroom 10'2 x 9'1 (3.10m x 2.77m)

Window overlooking the front with plantation style shutters. Fitted wardrobes. Fitted carpet. Ceiling fan with light. Radiator. Door to en suite.

En Suite 7'1 x 5'11 (2.16m x 1.80m)

Modern en suite shower room with features to include: walk in shower with wall mounted mains connected shower, rainfall shower head and further shower head fitment. Glazed shower screen. Low level dual flush WC. Vanity unit containing wash hand basin with mixer tap and storage below. Obscure glazed window to side. Tiled walls. Tiled floor. Wall mounted vertical towel warmer. Pendant ceiling light. Extractor fan. Shaving point.

Bedroom Two 9'11 x 10'3 (3.02m x 3.12m)

Window overlooking the rear garden. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three 9'6 x 9'1 (2.90m x 2.77m)

Window overlooking front with plantation style shutters. Fitted carpet. Radiator. Ceiling fan with light.

Bedroom Four 9'1 x 6'11 (2.77m x 2.11m)

Window overlooking the rear garden. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 5'6 x 6'5 (1.68m x 1.96m)

Modern three-piece suite with features to include: panelled bath with mixer tap and tiled surround, low level dual flush WC. and pedestal wash hand basin with mixer tap and tiled splashbacks. Obscure glazed window to side. Wood effect vinyl floor. Radiator. Pendant ceiling light. Extractor fan.

Outside

The property is accessed via a sturdy pedestrian gate into the front garden with a paved path leading to the front door. The front garden is mainly laid to lawn with secure fence and hedge boundaries. Tarmac laid driveway to side, offering off road parking for several vehicles leading to the detached single car garage - pitched roof, up and over door, light and power. Pedestrian side gate from the drive leads to the rear garden. The rear garden is laid to a mixture of artificial lawn and spacious patio, accessed from the kitchen with a paved path leading all the way to the rear of the garden. This leads onto to a further paved area of patio and an elevated decked terrace with built in seating and decorative lighting.

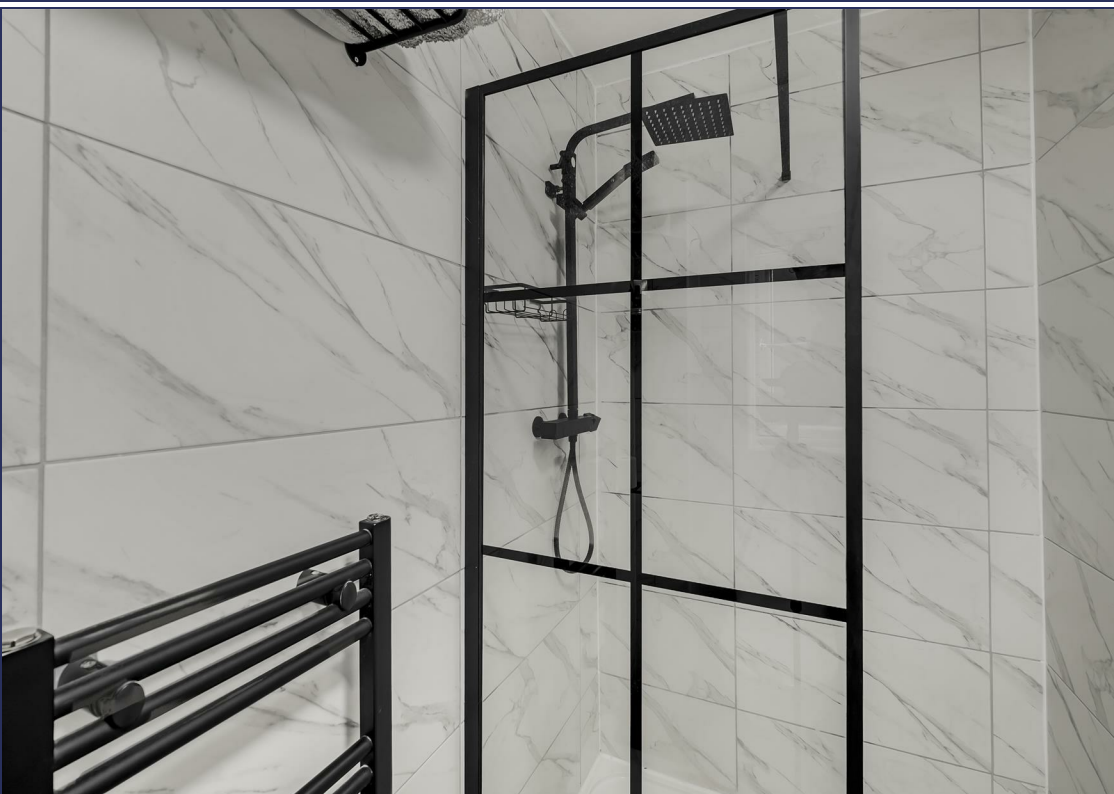
Services & Tenure

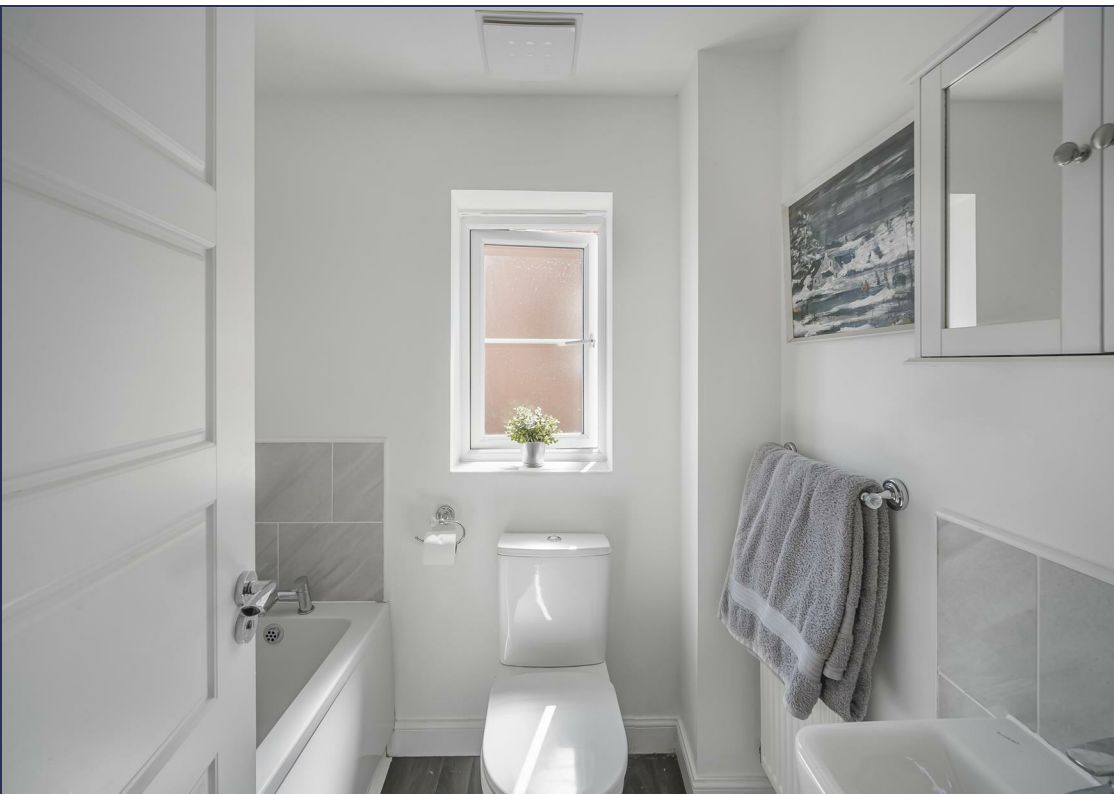
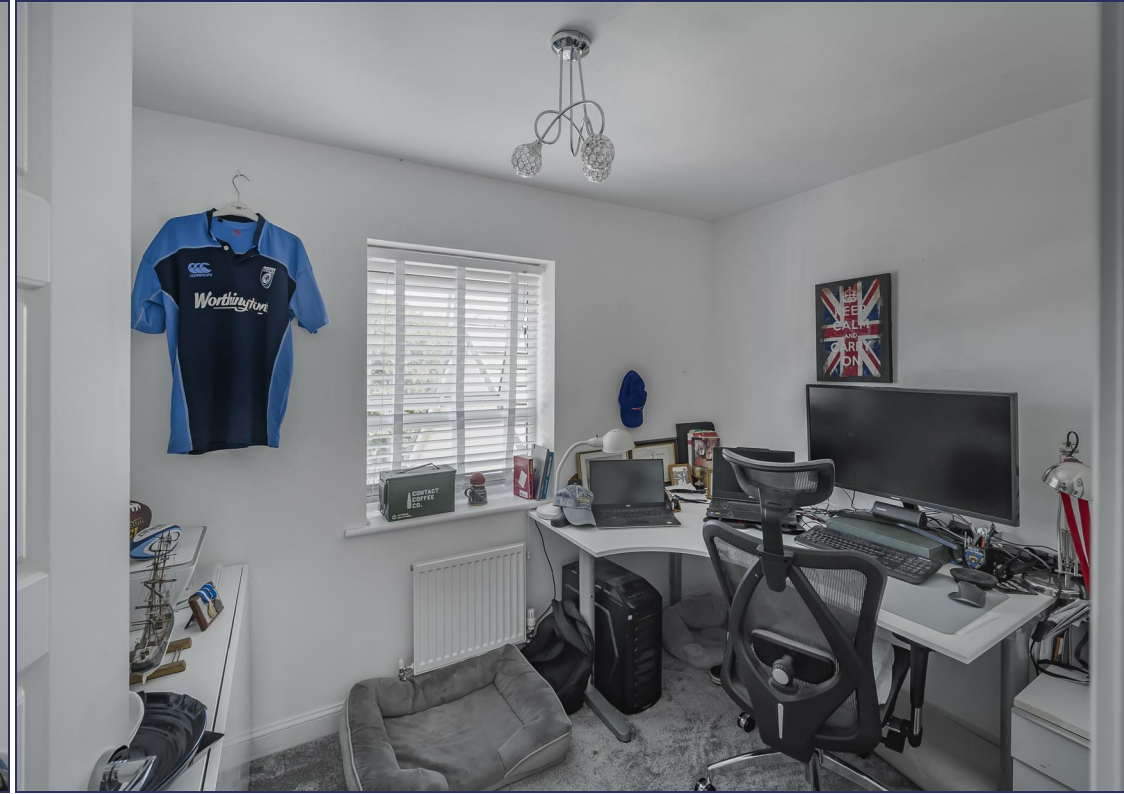
All mains services are connected to the property. Gas central heating via boiler housed to kitchen cupboard. UPVC double glazing throughout. Freehold.

Additional Information

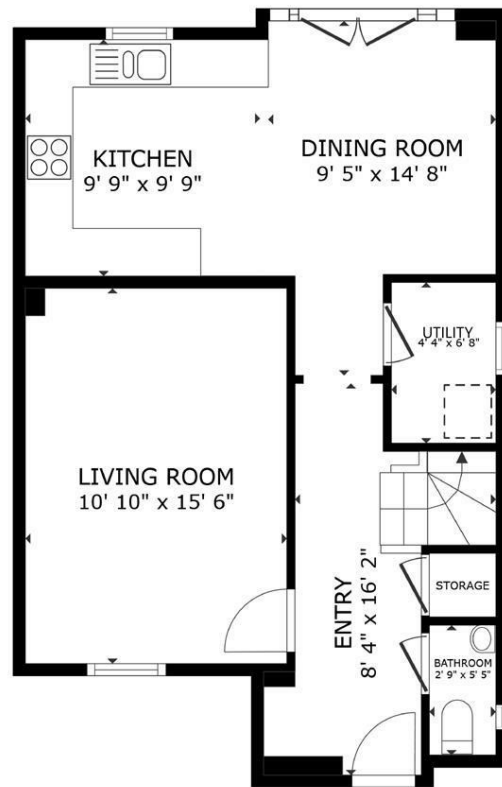
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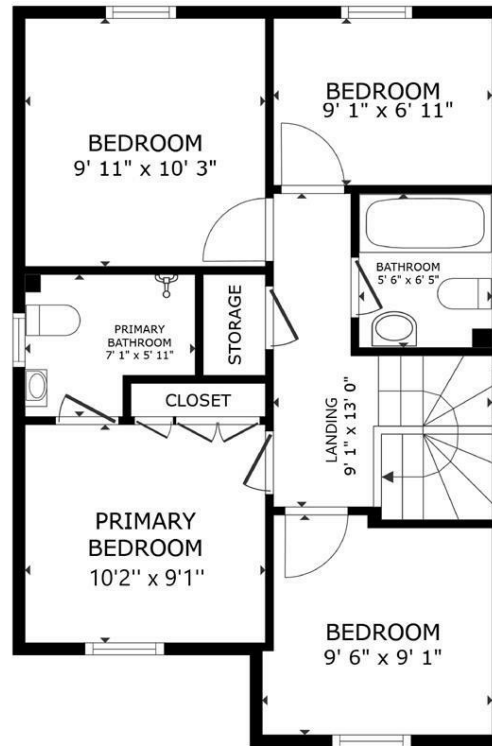






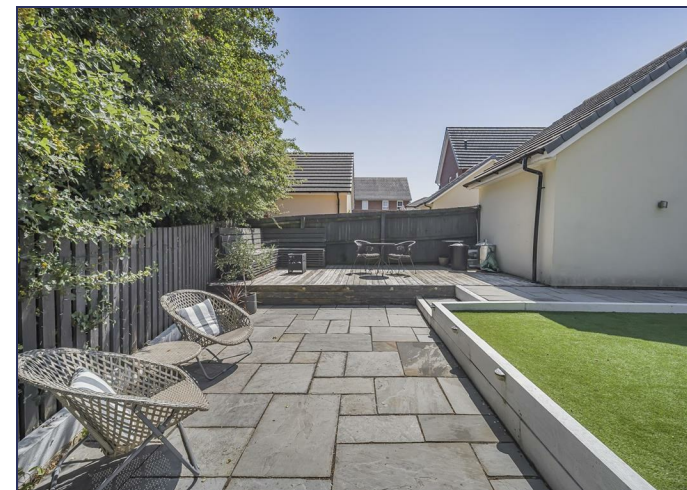


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 552 sq.ft. FLOOR 2 536 sq.ft.
TOTAL : 1,088 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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