



13 Cowbridge Road

St Athan, CF62 4JB

Guide Price £280,000

HARRIS & BIRT



Guide Price £280,000 - £290,000

An immaculately presented, three bedroom, semi-detached property situated in the new Barratt/David Wilson development in St Athan. This property benefits from being central to many local amenities. The property is located only a short distance from the market town Cowbridge and the popular coastal town of Llantwit Major.

The accommodation briefly comprises: entrance hall, open plan kitchen/diner, living room and wc to the ground floor. First floor offers a spacious master bedroom with master en suite, two further bedrooms and a family bathroom. There is a private enclosed garden to the rear and off road driveway parking. Further benefits include 8 years left on NHBC warranty and high quality finishes throughout.

The property is within easy walking distance to a range of village facilities including a Co-Op supermarket and other shops including post office, chemist etc. Also two doctors surgeries, St. Athan Church, library, St. Athan Golf Club, two pubs, well regarded primary school and close by petrol station. St. Athan is now home to 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 at Rhoose and Llantwit Major which links to mainline railway stations at Barry, Cardiff and Bridgend.

- Semi-Detached Property
- Off Road Parking For Two Cars
- High Quality Appointments Throughout
- Llantwit Major Comprehensive School Catchment Area
- Guide Price £280,000 - £290,000
- Three Bedrooms
- Found in Immaculate Condition
- Well Maintained and Landscaped Rear Garden
- EPC: B

Accommodation

Ground Floor

Entrance Hallway 3'6 x 13'6 (1.07m x 4.11m)

The property is entered via solid front door with decorative glazed panel into entrance hall. Stairs to first floor. Herringbone style wood effect LVT flooring. Radiator. Ceiling spotlight. Door to WC and living room.

WC 3'0 x 5'3 (0.91m x 1.60m)

Two piece suite comprising low level dual flush WC. Corner pedestal wash hand basin with mixer tap and tiled splashbacks. Continuation of herringbone style flooring. Radiator. ceiling spotlights. Extractor fan.

Living Room 11'7 x 16'4 (3.53m x 4.98m)

Large window overlooking front. Feature media wall containing recess for flat screen TV and inset decorative log flame effect electric fire. Continuation of LVT flooring. Radiator. Pendant ceiling light. Door to kitchen.

Kitchen/Dining Room 14'11 x 10'5 (4.55m x 3.18m)

Modern fitted kitchen in high gloss with features to include: range of wall and base units with marble effect worksurfaces and matching upstands. Single bowl sink with curved mixer tap and draining grooves. Four ring gas hob with electric fan assisted oven underneath. Glass splashback and electric extractor hood over. Undercounter integrated Zanussi dishwasher behind matching decor panel. Undercounter integrated Zanussi washer/dryer machine behind matching decor panel. Integrated fridge/freezer behind matching decor panel.

Downlighting. Continuation of LVT flooring from living room. Space for table and chairs. French doors leading out onto rear patio. Understairs storage cupboard. Radiator. Ceiling spotlights. Window overlooking rear.

First Floor

Landing 6'3 x 12'1 (1.91m x 3.68m)

Stairs from ground floor hallway to first floor landing. Recessed storage cupboard with shelving. Loft access hatch. Fitted carpet. Radiator. Ceiling spotlights..

Master Bedroom 8'5 x 13'8 (2.57m x 4.17m)

Window overlooking front. Fitted carpet. Radiator. pendant ceiling light. Door to en-suite.

Master En Suite 8'5 x 4'2 (2.57m x 1.27m)

Modern en-suite with features to include fully tiled shower cubicle with folding glass door and wall mounted mains connected shower. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Herringbone style wood effect LVT flooring. Wall mounted vertical towel warmer. Ceiling spotlights. Extractor fan.

Bedroom Two 8'5 x 10'5 (2.57m x 3.18m)

Window overlooking rear. Fitted carpet. Radiator. Pendant ceiling lights.

Bedroom Three 6'3 x 8'8 (1.91m x 2.64m)

Currently in use as dressing room. Window overlooking front. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 6'3 x 5'7 (1.91m x 1.70m)

Modern fitted three piece suite with features to include panelled bath with mixer tap. Low level dual

flush WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Herringbone style wood effect LVT flooring. Obscure glazed window to rear. Wall mounted vertical towel warmer. Ceiling spotlights. Extractor fan.

Outside

To the front is a strip of patio with gate leading to drive and wrought iron railing borders. To the rear is off road driveway parking for two cars. Pedestrian gate into a spacious enclosed rear garden. Raised area of patio laid to large form tiles. Steps leading down to a parcel of lawn. Decorative planted borders. Fenced and brick boundaries.

Services

The property is serviced by mains gas, electricity water and drainage. Freehold.

Directions

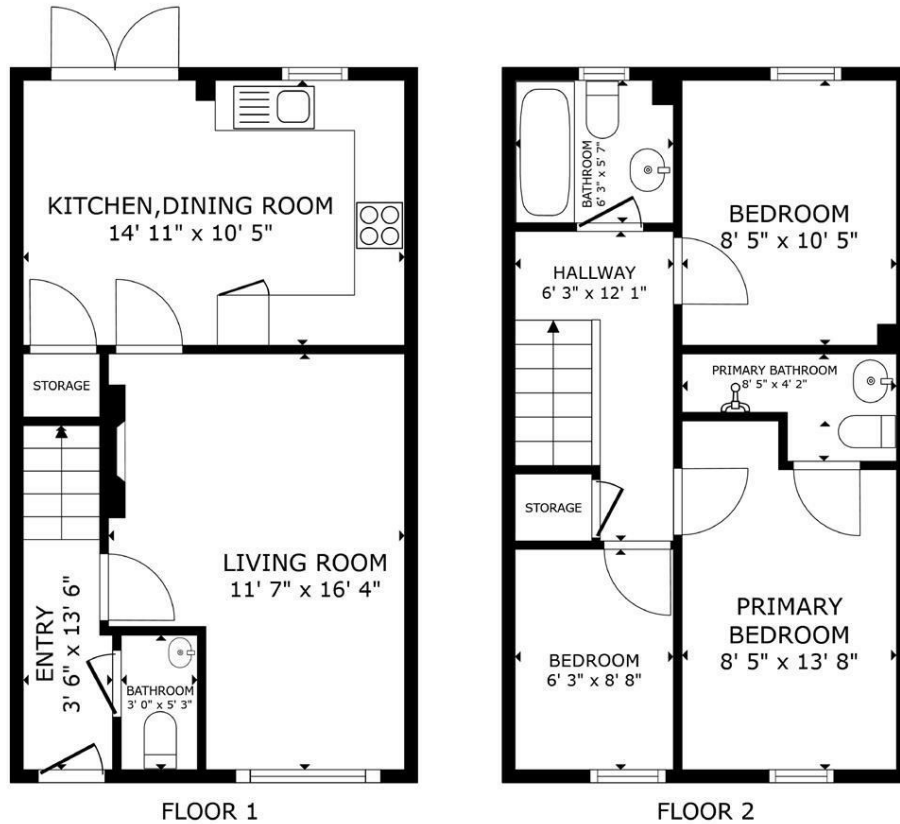
From our offices at 65 High Street, Cowbridge travel into Eastgate and at the traffic lights turn right onto the St Athan Road. Pass through the village of St Mary Church and into St Athan. At the roundabout at the end of St Athan road, take a left and travel round the green on Ffordd Y Spitfire. As the road bears around follow it turning right. The property is the second to your right with car parking in front. It is number 13.



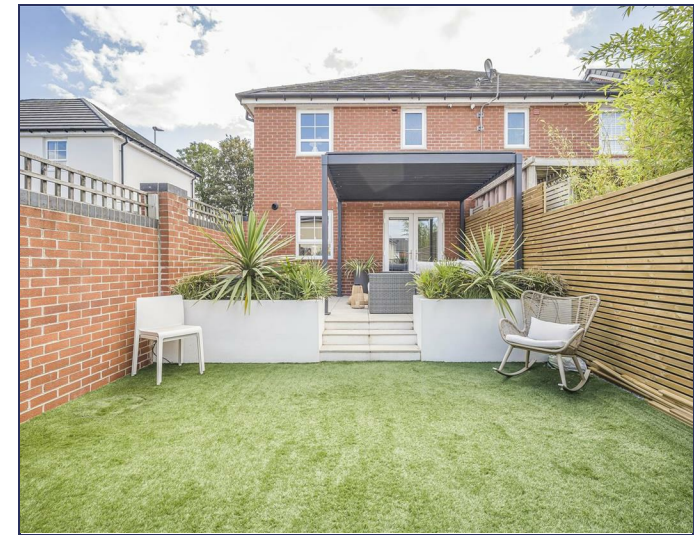








GROSS INTERNAL AREA
 FLOOR 1 404 sq.ft. FLOOR 2 404 sq.ft.
 TOTAL : 807 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
 65 High Street, Cowbridge, CF71 7AF
 01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
 359 Caerphilly Road, Cardiff, CF14 4QF
 02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

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