



St. Johns View, St Athan, CF62 4NZ
Asking Price £495,000

HARRIS & BIRT

High Street, Cowbridge CF71 7AF

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An imposing detached house built around 7 years ago for the present owners and delightfully tucked away at the head of a small three house cul-de-sac with houses only on one side and high hedge on the other. Enhanced by the addition of a splendid garden room to take full advantage of the densely stocked south westerly facing garden created by the owners. Briefly accommodation offers three living rooms plus huge hub-of-the-house kitchen/living/dining room, cloakroom and utility room. Upstairs are four good sized bedrooms including splendid master suite, guest suite and third bathroom. Integral double garage and driveway parking.

Good local village facilities within walking distance including well regarded junior school, good range of shops, village pub and a well regarded pub/restaurant, church, golf club etc. Easy access to the good local road network bring major centres including the capital city of Cardiff within easy commuting distance. The heritage coastline is less than a mile to the south.



Accommodation

Ground Floor

Entrance Porch

Open fronted. Paved. Composite front door with opaque glazed side panel.

Entrance Hall

Straight stairway to first floor.

Cloakroom

Suite in white comprising low level WC and pedestal wash hand basin. Walls partly tiled. Tiled floor. Opaque glazed window.

Living Room 16'4" x 11'5" (4.98m x 3.48m)

Enjoying a delightful front view via a wide bay window.

Study/Multipurpose Room 9'9" x 7'4" (2.98m x 2.24m)

Timber effect flooring. Window enjoying the front views. Opaque glazed window to rear.

Kitchen/Dining/Family Room 27'3" x 12'6" (max) (8.33m x 3.83m (max))

Very much the hub-of-the-house. Approached via entrance lobby with walk in understairs cupboard. Timber effect flooring throughout. Family room has window overlooking the rear garden. Dining room has space for table and chairs and bi-fold double glazed doors lead through to the garden room and enjoy garden views. The kitchen area features an extensive range of matching wall and base units finished in cream with wood block effect worksurfaces with matching upstands. Features include built under dishwasher with décor panel, 1.5 bowl sink and drainer sink unit, fridge freezer with décor panels, built in AEG double oven, AEG five ring gas hob with stainless steel backplate and wide stainless steel hood over with extractor, range of matching wall cupboards. Window overlooking the rear garden.

Garden Room 12'10 x 10'9 (3.91m x 3.28m)

A high quality new addition to the property added about four years ago with an original 15 year guarantee. Range of

double glazed windows and set on cavity wall plinth enjoying delightful views over the rear garden. Finished in triple glazed tinted glass with a pitched roof with self cleaning finish. Double doors lead out to the garden. There are two opening windows set in the pitched roof.

Utility Room 8'0" x 5'6" (2.46m x 1.7m)

Range of built in units to match kitchen with wood block effect worksurface wall to wall with matching upstands. Inset sink and drainer single bowl unit. Space and plumbing for washing machine. Space for further appliance. Cupboard housing Ideal Logic mains gas fire combination boiler which heats the central heating system and domestic hot water supply. Floor to match kitchen. Opaque glazed doorway to side which leads to the garage.

First Floor

Landing

Straight stairway from entrance hall. Spotlighting to ceiling. Flush fitted airing cupboard. Access to roof storage.

Master Suite Bedroom One 25'1" x 19'8" (max inc. bathroom) (7.65m x 6m (max inc. bathroom))

A particularly impressive and light room with two windows overlooking the front garden, window overlooking the rear garden and large four pane window enjoying distant countryside views. Range of built in bedroom furniture running from wall to wall including floor to ceiling six door run of fitted wardrobes and range of drawer units. Spotlighting to ceiling.

Master Suite Bathroom One

Suite in white comprising low level WC, pedestal wash hand basin, panelled bath with central taps and fully tiled shower cubicle with sliding glass doors. Walls mostly half tiled. Extractor. Opaque glazed window.

Guest Suite Bedroom Two 11'3" x 11'1" (3.43m x 3.4m)

Views over the rear garden.

Guest Suite Bathroom Two

Suite in white comprising low level WC, pedestal wash hand basin and fully tiled shower cubicle with sliding doors. Walls half tiled. Opaque glazed window. Extractor.

Bedroom Three 11'10" x 11'5" (3.61m x 3.48m)

Enjoying front views.

Bathroom Three

Suite in white comprising low level WC, pedestal wash hand basin, panelled bath and tiled shower cubicle with sliding door. Walls half tiled. Opaque glazed window. Extractor.

Bedroom Four 11'10" x 11'4" (3.62m x 3.46m)

Delightful views over the rear garden.

Outside

Tarmac driveway with parking space leads to integral garage (6.18m x 5.61m) with two up and over doors, light and power and rear doorway. Gated access to one side of the property. Principal garden facing south west and mature well fenced garden which has been the subject of much work and expertise by the present owners. Central lawn with densely stocked shrubbery and borders and featuring central timber archway. Further lawned area to side garden with further well stocked borders. Paved pathway to the other side of the property leads to the garage and utility room.

Services

Mains water, gas, electricity and drainage. Central heating by mains gas. Double glazed throughout.

NHBC Guarantee

The property has the benefit of the original ten year NHBC guarantee from 2018.

Directions

From our office 65 High Street turn left and proceed up the High Street to the traffic lights and turn onto St. Athan Road. Proceed to St. Athan passing St. Athan Golf Club on your left hand side and down the dip. As you go up on the other side turn right into St. Johns View and at the first cross roads go straight across and then turn immediately right into the private driveway and number 43 is facing you at the end of the cul-de-sac.

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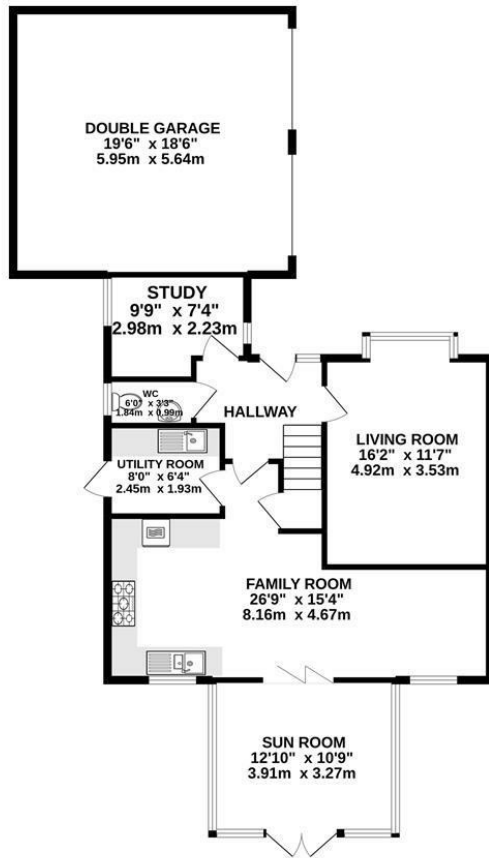
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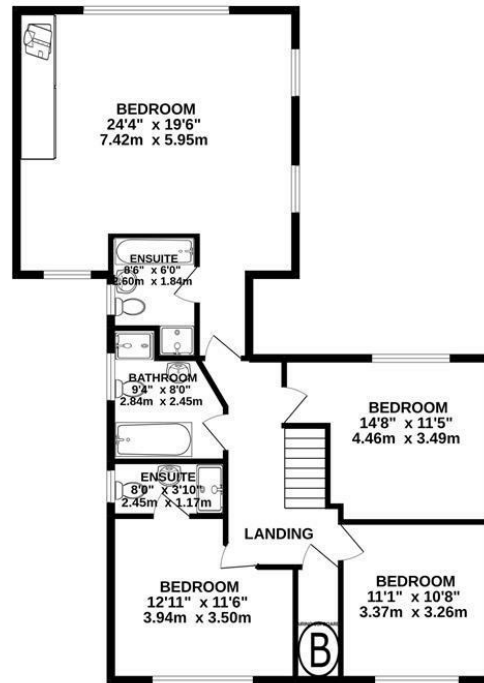




GROUND FLOOR
1168 sq.ft. (108.5 sq.m.) approx.



1ST FLOOR
1021 sq.ft. (94.8 sq.m.) approx.



TOTAL FLOOR AREA : 2189 sq.ft. (203.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	