



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



14 Cowbridge Road, St Athan CF62 4JB £320,000 Freehold

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING B

Parc Fferm Wen is nestled in the tranquil village of St Athan, surrounded by scenic countryside and close to the beautiful Welsh coast. Just a short drive from Llantwit Major and Cowbridge, the area offers plenty to explore., this immaculate detached house, known as Barratt's "The Buchanan," and built in 2022. Renovated to a high standard throughout by the current owners that perfectly combines comfort and modern living.

The heart of the home is undoubtedly the open-plan kitchen and dining area, which is ideal for both everyday living and entertaining guests. The spacious lounge, enhanced by French doors, seamlessly connects to the garden, creating a delightful indoor-outdoor flow that is perfect for enjoying sunny days and warm evenings.

With three well-proportioned bedrooms, this property is designed to cater to the needs of a growing family or those seeking extra space. The master bedroom boasts the luxury of an en suite bathroom, while the second double bedroom and a versatile single bedroom or home office provide ample accommodation options and a Family bathroom.

To the rear an enclosed landscaped garden with raised terraced area leading from both the kitchen dining and living rooms, providing spacious entertaining space, equipped with a pergola, Astro turfed lawn and edged with planted established shrubbery with complimentary lighting surrounding. Parking is a breeze with space for two vehicles, ensuring convenience for you and your guests.

Viewing is essential to appreciate this wonderful property.



FRONT

Forecourt front, an edged paved pathway with suburban chippings and decorative tiles over. Composite front door leading to the entrance hallway. Planted established shrubbery. Side access to driveway and rear garden. Communal green land adjacent to the property.

Entrance Hallway

6'08 x 9'03 (2.03m x 2.82m)

Smoothly plastered ceiling, smoothly plastered walls with embossed decorative wall coverings. LVT flooring. Low Column radiator. Composite front door leading from front. Oak revealed staircase with inset lighting and glass balustrade to the first floor. Acoustic panelling covering access to storage and W.C. Cloakroom. Wood framed door with glass insert leading through to the living room. A further wood framed door with glass insert leading through to the kitchen / dining area.

Living Room

10'07 x 15'10 (3.23m x 4.83m)

Smoothly plastered ceiling, smoothly plastered walls with acoustic panelling and feature wall paper. LVT flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. UPVC double glazed French doors with side windows leading out to the rear garden. Wood framed door with glass insert leading through to the entrance hallway.

Kitchen / Dining

9'01 x 15'10 (2.77m x 4.83m)

Smoothly plastered ceiling, smoothly plastered walls. LVT flooring. Wall mounted vertical radiator. UPVC double glazed window to the front elevation. UPVC double glazed French doors with side windows opening to the rear garden. Modern fitted kitchen, comprising of wall and base units. Wood laminate worktops and upstands. Composite's Splashbacks. Composite sink with mixer tap. Integrated fridge freezer, integrated dishwasher, integrated washing machine. Induction hob, integrated fan assisted oven. Integrated cooker hood. Wall mounted combination boiler housed. Ample room for dining furniture. Wood framed door with glass insert leading through to the entrance hallway.

W.C Cloakroom.

3'01 x 6'03 (0.94m x 1.91m)

Smoothly plastered ceiling, Decorative embossed papered walls. LVT flooring. Wall mounted radiator. Access to under stairs storage with louver doors. Close coupled toilet, pedestal wash hand basin.

FIRST FLOOR

First Floor Landing

6'09 x 9'04 (2.06m x 2.84m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. LVT flooring. UPVC double glazed window to the rear elevation. Oak staircase rising from ground floor with inset lighting and glass balustrade. Wood panel doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading through to the family bathroom. Acoustic panelled door leading to storage.

Bedroom One

10'09 x 10'09 (3.28m x 3.28m)

Smoothly plastered ceiling, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Illuminated wall mounted surround. Wood panelled door leading through to the ensuite. A further wood panelled door leading through to the first floor landing.

En-Suite

4'09 x 7'06 (1.45m x 2.29m)

Smoothly plastered ceiling, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Ceramic tiled splashbacks. Pedestal wash hand basin. Close coupled toilet. Double shower with thermostatically controlled shower overhead. Wood panelled door leading through to the master bedroom.

Bedroom Two

8'10 x 9'03 (2.69m x 2.82m)

Smoothly plastered ceiling, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Illuminated wall mounted headboard. Wardrobes to remain. Wood panelled door leading through to the first floor landing.

Bedroom Three

7'00 x 8'09 (2.13m x 2.67m)

Smoothly plastered ceiling, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wardrobes to remain. Wood panel door leading through to the first floor landing.

Family Bathroom

6'02 x 7'07 (1.88m x 2.31m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Ceramic tile splashback's. Bath. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading through to the first floor landing.

REAR

A beautifully landscaped rear garden with raised terraced area leading from kitchen / dining and living room via French doors. Paved patio with covered decorative tiles, covered by sun canopy the width of the property. Paved steps leading down to a level garden area with laid decorative suburban stones, Laid Astro turfed lawn, planted establish shrubbery surrounding with decorative marbles pebbles. Pergola area providing ample room for further seating. Outdoor water feature. Power and lighting surround the perimeter of the garden with inset spot lighting. Access to drive via gate.

Driveway

Situated to the rear of the property. Parking for multiple vehicles. Space for shed. Gate leading to rear garden. A further gate access to front forecourt.

COUNCIL TAX

Council tax band E

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER

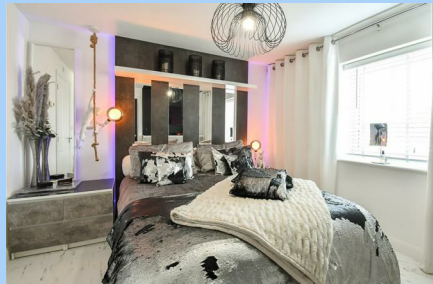
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PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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