



12 Ffordd Y Spitfire  
St Athan, Vale of Glamorgan, CF62 4HL

Watts  
& Morgan







# 12 Ffordd Y Spitfire

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## Guide price: £399,999 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A 4 bedroom, detached family home on this new development over-looking the “village green”. The light filled accommodation includes: family lounge, kitchen/diner, utility room and WC. Largest bedroom with fitted wardrobes and en suite shower room; three further bedrooms and bathroom. Enclosed, low maintenance garden to the rear. Double length driveway and garage.

EPC rating: B85



## Directions

Llantwit Major Town Centre – 3.2 miles

Cardiff City Centre – 14.2 miles

M4 J35 Pencoed – 11.7 miles

Your local office: Cowbridge

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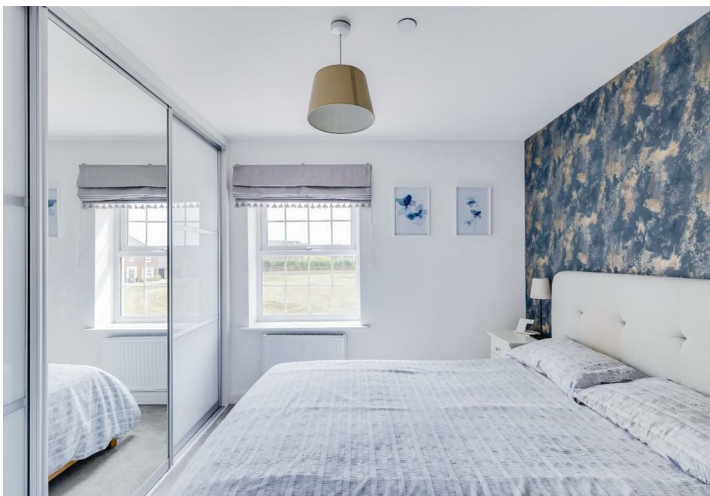


## Summary of Accommodation

### About the property

Located on this popular development, no. 12 Ffordd Y Spitfire is over-looking a "village green" understood to be a protected site of archaeological interest and will remain as a green space forever. The light filled house has been lovingly improved by the current owners. A front covered porch leads into a ground floor hallway from which doors lead to the family lounge and to the kitchen/diner with a straight run staircase leading to the first floor. There is also a cloakroom accessible from the hallway. Tiled flooring to the hall extends throughout the kitchen/diner and, beyond, into the utility area. A dual aspect lounge looks to the front of the property and, through two windows, onto the village green. It has, as a focal feature, a bespoke 'chimney breast' with app-controlled electric fire and recess above for TV and sound bar (TV/sound bar are available by separate negotiation; fire to remain). Looking to the rear of the property is a dual aspect kitchen/diner, another light space. Of two distinct areas, the kitchen features a great range of units and worktops extending in part to form a breakfast bar. Appliances are to remain and include: oven, hob, integrated dishwasher and freestanding American style fridge/freezer. The adjacent utility room offers additional storage with a separate washer and dryer both to remain and included within the sale price. A square bay window with floor to ceiling windows and centrally positioned doors looks out over, and opens onto, the rear garden.

A landing area to the first floor has doors leading to all 4 bedrooms and to the family bathroom. 2 additional doors open into deep storage cupboards. The largest principal bedroom looks over the green and has its own fitted wardrobes and contemporary en suite shower room. The 3 other bedrooms all share use of the modern family bathroom with shower over bath.



### Additional information

Freehold. All mains services connect to the property. Gas fired central heating. Council Tax: Band F



Total area: approx. 117.6 sq. metres (1265.5 sq. feet)

Garden & Grounds

A neat forecourt garden fronts the property with a central path dividing two pebble beds bordered by low box hedging. The driveway, to one side, has space for 2 cars end to end and leads to the garage (approx. max 6.5m x 3.2m). Access to garage with up and over door; power connected. The rear garden area is a lovely enclosed low maintenance space featuring a paved patio seating area and astroturf lawn edged by railway sleepers and white pebbles. There is an additional deep storage area to the rear of the property and accessible from the garden, ideal as additional storage area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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