



105 Ffordd Y Spitfire
St Athan, Vale of Glamorgan, CF62 4HN

Watts
& Morgan



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Guide Price £299,950 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Room

An extremely well-presented and sizeable three bedroom semi-detached property located in the popular David Wilson site in St. Athan.

Accommodation over 830 sq ft to include; entrance hallway, cloakroom/WC, light-filled lounge and modern fitted kitchen/dining room with appliances. Three bedrooms, en-suite and a contemporary family bathroom.

Recently landscaped rear garden with porcelain patio and timber shed. Off-road private driveway parking for two vehicles.

Viewing highly recommended. EPC Rating; 'B'.



Directions

Cowbridge Town Centre – 4.2miles

Cardiff City Centre – 17.4 miles

M4 Motorway – 11.8 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

ABOUT THE PROPERTY

Positioned overlooking communal green space with play park, sits this immaculately presented three bedroom semi-detached family home.

The entrance hallway leads to a modern 2-piece cloakroom/WC with carpeted staircase leading to the first floor landing. The lounge is a delightful light-filled reception space over-looking the front communal green, fitted with contemporary Herringbone-style flooring.

Located just off here is the kitchen/dining room offering a range of integral appliances to remain to include; fridge/freezer, dishwasher and 4-ring gas hob with double oven beneath. One cupboard houses the 'Ideal' gas combi boiler. This family kitchen provides ample space for dining furniture and uPVC French doors with built-in blinds lead out onto the porcelain patio seamlessly blending indoor/outdoor living. There is also a large understairs cupboard which provides good storage.

To the first floor landing there is a large storage closet with loft hatch giving access to the loft space. There are three bedrooms to the first floor, the largest bedroom has the benefit of a 3-piece en-suite shower room. The other two sizeable bedrooms have shared use of the family bathroom fitted with a modern 3-piece suite.



GARDENS AND GROUNDS

105 Ffordd Y Spitfire enjoys a lovely south-facing outlook within this popular new development in St Athan, over-looking the communal green with child's play park.

There is private driveway parking for two vehicles directly to the side of the property along with additional visitor parking.

To the rear of the property is a fully landscaped garden with recently fitted porcelain patio and external LED spotlighting; ideal for al-fresco dining. The rest of the garden is laid to lawn with large timber storage shed to remain. This enclosed garden has a courtesy gate leading out onto the driveway.

ADDITIONAL INFORMATION

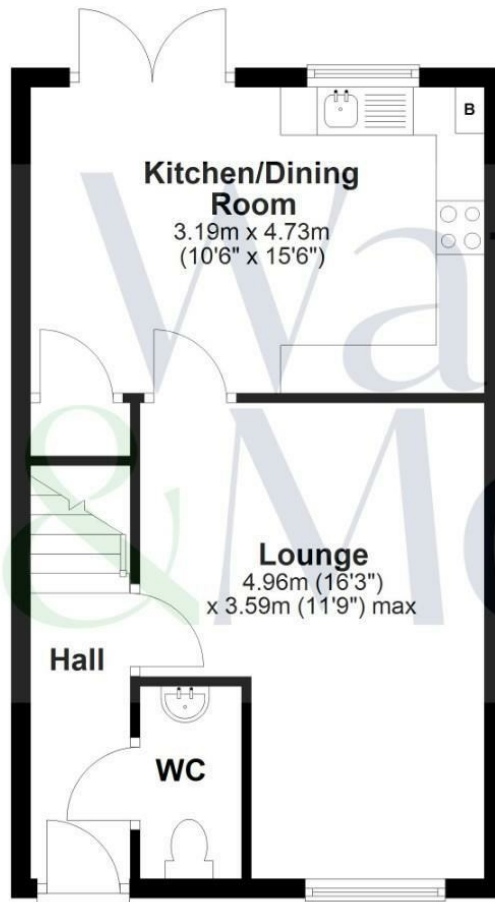
Freehold. All mains services connect to the property. Gas-fired central heating.

Council Tax Band: tbc.

Communal grounds maintenance charge per annum tbc.

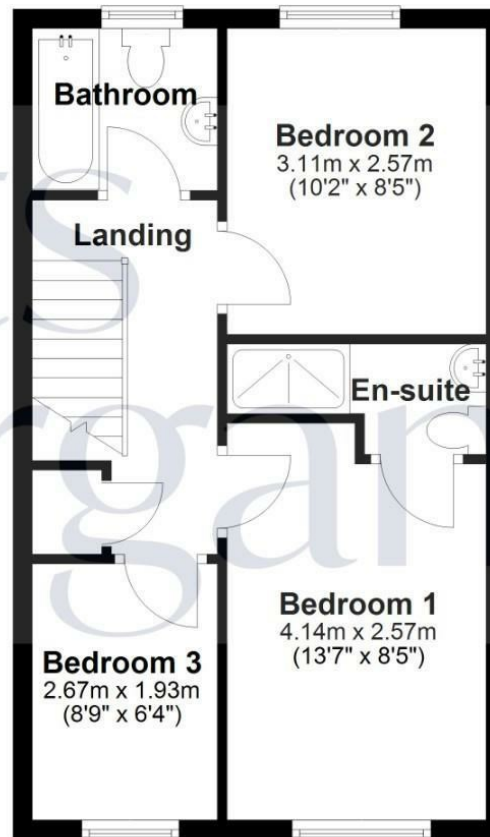
Ground Floor

Approx. 38.8 sq. metres (417.2 sq. feet)

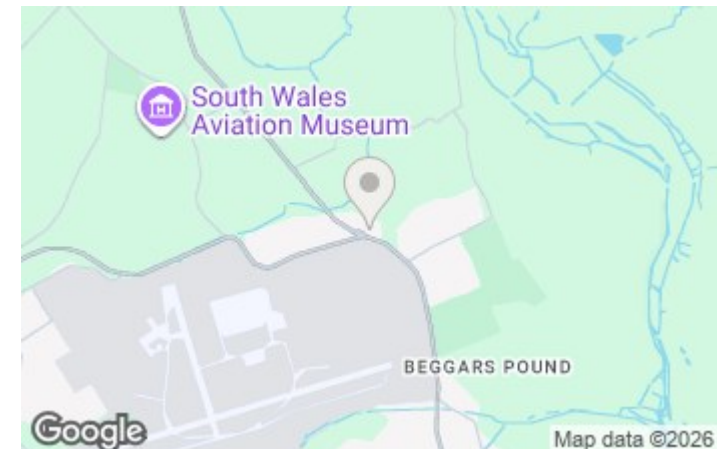


First Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



Total area: approx. 77.2 sq. metres (830.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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	



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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