



2 Balfour Mews
St. Athan, Vale of Glamorgan, CF62 4QD

Watts
& Morgan



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£349,950 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

This beautifully presented three-bedroom semi-detached home, built in 2020, offers a perfect blend of modern comfort and rural charm. Set back from a quiet street in the sought-after village of St. Athan, the property is ideal for families, professionals, or anyone seeking a peaceful lifestyle within easy reach of local amenities.

Inside, the home boasts a bright and spacious open-plan kitchen/living area, complete with integrated appliances, cream shaker-style cabinetry, and bi-folding doors that open onto the south-facing rear garden. A versatile second reception room currently serves as a home office, offering flexibility to suit your needs. The ground floor also includes a convenient WC, while Karndean flooring runs throughout the property, adding a touch of quality and continuity.

Upstairs, there are three generous double bedrooms, including a master with en suite shower room, and a well-appointed three-piece family bathroom. The home is move-in ready and thoughtfully designed throughout.

Externally, the south-facing garden is a standout feature, with a lawned area and separate patio ideal for entertaining or ...

Directions

Cowbridge Town Centre – 5.0 miles

Cardiff City Centre – 18.0 miles

M4 Motorway – 13.0 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About the Property

Nestled in the peaceful rural village of St. Athan, this charming 3-bedroom semi-detached home offers stylish, modern living in a tranquil setting. Built in 2020, the property is set back from a quiet residential street and provides thoughtfully designed interiors, ideal for a growing family, professionals, or those seeking a slower pace of life.

The ground floor features a spacious, open-plan kitchen/living area, beautifully appointed with cream shaker-style cabinetry, wood-effect worktops, and a full range of integrated appliances including an induction hob, single oven, dishwasher, and fridge freezer. The living space is flooded with natural light thanks to the bi-folding doors that open directly onto the south-facing rear garden, creating a seamless indoor-outdoor lifestyle.

In addition to the main living area, there's a versatile second reception room, currently used as a home office, offering flexibility for a playroom, snug, or formal dining space. A convenient ground floor WC completes the layout.

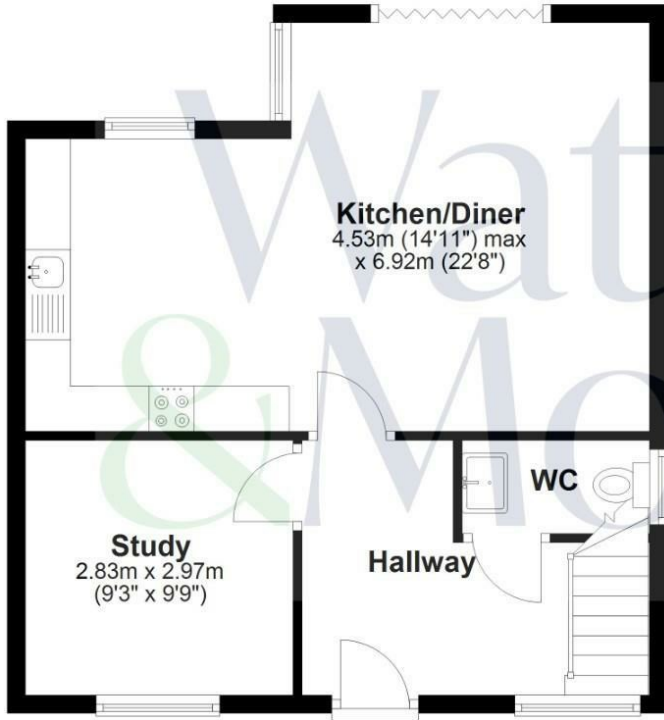
Throughout the home, Karndean flooring has been carefully chosen to provide both durability and elegance, running throughout the ground floor and bedrooms, with the exception of the stairs and landing.

Upstairs, you'll find three generously sized double bedrooms. The master bedroom includes a stylish en suite shower room, while a modern three-piece family bathroom serves the remaining two bedrooms.



Ground Floor

Approx. 47.8 sq. metres (514.9 sq. feet)



First Floor

Approx. 46.8 sq. metres (503.4 sq. feet)



Total area: approx. 94.6 sq. metres (1018.2 sq. feet)

Garden & Grounds

The property enjoys a south-facing rear garden, thoughtfully laid out with a large lawned area and a separate patio space—ideal for outdoor dining, entertaining, or simply relaxing in the sunshine. The garden is fully enclosed, providing a safe and private space for children and pets.

One of the home's most unique features is that it backs directly onto the village church, offering a peaceful, picturesque backdrop and the added benefit of no neighbours to the rear, ensuring a tranquil and private setting.

To the front, the property offers ample off-road parking

Additional Information

Freehold. All mains services connect to the property. Gas-fired central heating. Sprinkler System. Council tax: Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

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