



58 Rhodfa'r Hurricane
St Athan, Vale of Glamorgan, CF62 4HP

Watts
& Morgan



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Guide price: £449,850 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A modern, detached 4 bedroom home on this popular development to the northern edges of St. Athan. Spacious, family accommodation includes: hallway with cloakroom, living room with bay window to front, study and lovely kitchen / living / dining space overlooking the rear garden. Also utility room. Largest bedroom with fitted wardrobes and en suite shower room, three further bedrooms all of them double in size. Family bathroom with bath and separate shower. Driveway parking, generous garage and enclosed, west facing garden to rear with paved patio area.

EPC rating: B85

Directions

St Athan Centre – 1.1 miles

Cardiff City Centre – 16.3 miles

M4 J34 Miskin – 9.5 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

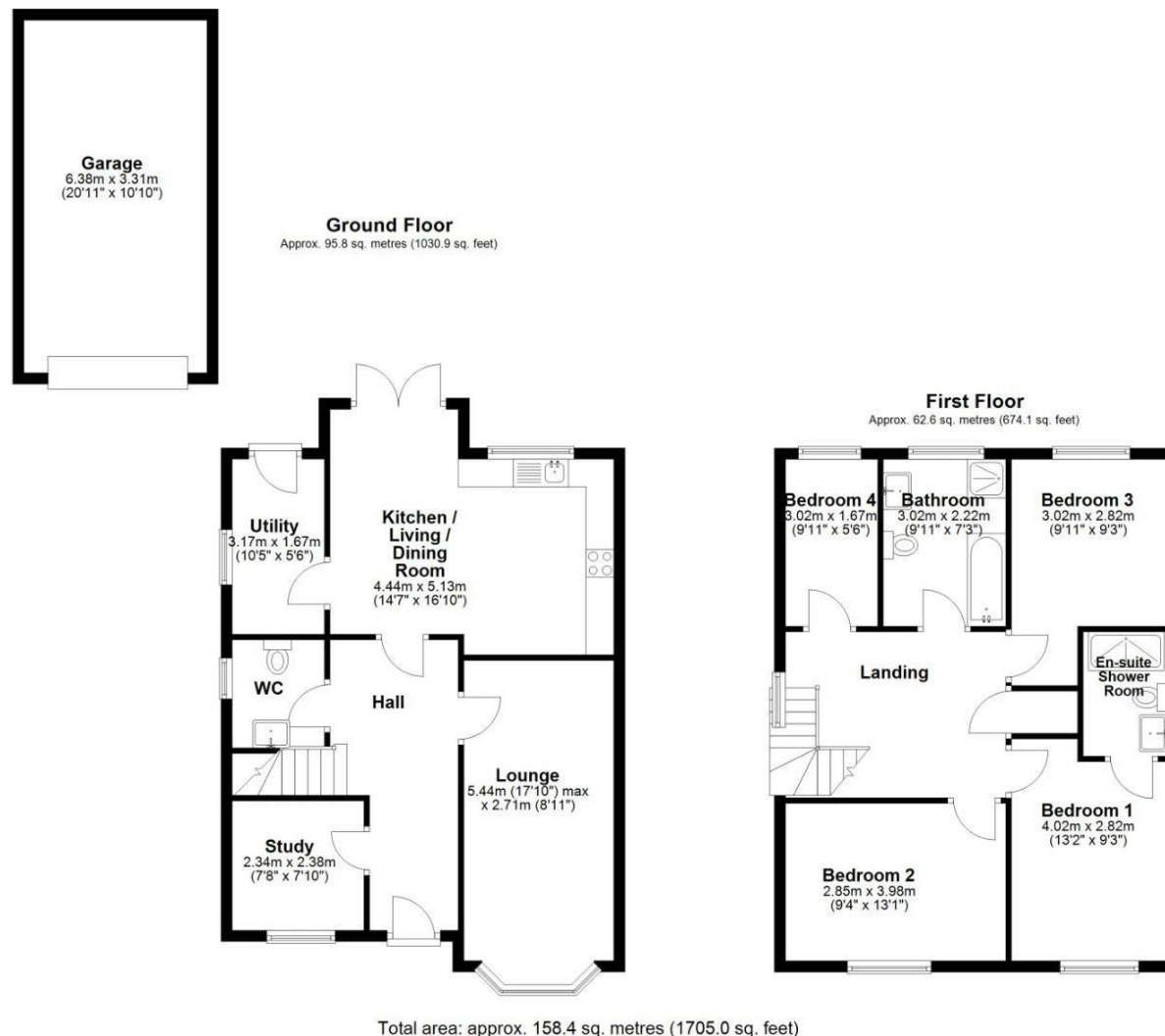
58 Rhodfa'r Hurricane is a modern, detached house located on this development close to the northern edges of St. Athan village. It is within easy reach of the village and a short drive from St. Mary Church, The Herberts and Cowbridge beyond. A covered entrance porch leads into a spacious ground floor hallway from which a staircase leads to the first floor and doors lead to a study; living room; to a cloakroom; and into the kitchen. The living room looks to the front of the property and features a shuttered, bay window. Likewise, the study has a shuttered window to the same. Positioned to the rear of the property is a wonderfully proportioned kitchen / living / dining space offering a distinctive kitchen area and ample dining/sitting space. The kitchen itself - upgraded from the standard builders finish - includes a comprehensive range of units with appliances, where fitted, to remain including: oven, hob, wine cooler and fully integrated fridge, freezer, dishwasher. Adjacent is a utility room which includes additional storage units and a fully integrated washing machine; a door from the laundry opens into the rear garden. Sliding doors open from the kitchen-diner onto a paved patio with garden beyond and enjoying a westerly aspect.



To the first floor the central landing area has doors leading to all four bedrooms and to the family bathroom. Largest, double bedroom has two sets of fitted wardrobes and its own en suite shower room. Three further bedrooms are all doubles and all share use of the family bathroom with its bath and separate shower.

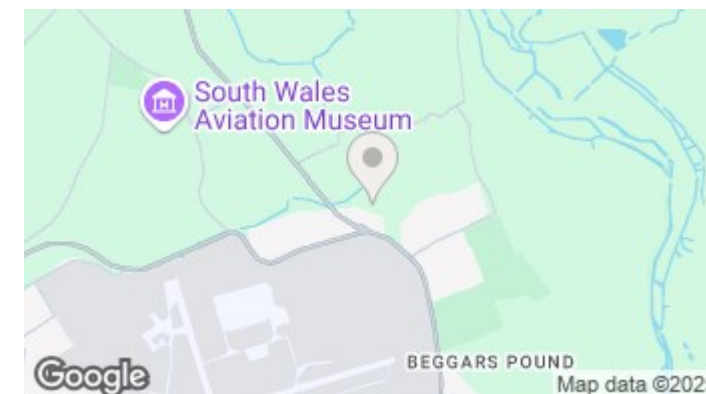
Additional information

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



Garden & Grounds

The property is accessed from Rhodfa'r Hurricane by a section of driveway shared with neighbouring properties. This runs past an area of garden fronting the property itself with the driveway extending to the southern side of the property. This tarmac topped driveway has ample parking for two to three cars with a pedestrian door leading into the rear garden and an up and over door leading into the detached garage (approx. max. 6.4m x 3.3m). To the rear of the property is an enclosed garden space enjoying a westerly aspect. There is a paved patio area accessed directly from the kitchen/living/dining space, this also forms a path to the gated entrance onto the driveway.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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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