



Driftwood Barn, 8 Fferm Y Graig  
St. Athan, Vale of Glamorgan, CF62 4QQ

Watts  
& Morgan



# Driftwood Barn, 8 Fferm Y Graig

St. Athan, Vale of Glamorgan, CF62 4QQ

**£288,500 Freehold**

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A beautifully presented three bedroom cottage, nestled in the desirable semi-rural village of St Athan in the Vale of Glamorgan. This semi-detached home blends traditional charm with modern comforts, featuring a eco friendly log burner, stylish slate flooring, and a characterful kitchen. With a well-kept garden boasting fruit trees and a sunny decking area, along with the added bonus of three parking spaces and a storage shed, this is a rare opportunity to own a slice of countryside living in a sought-after location.



## Directions

Llantwit Major Town Centre – 3.9 miles

Cardiff City Centre – 14.7 miles

M4 J35 – 12.6 miles



Your local office: Cowbridge

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## Summary of Accommodation

### About the Property

Nestled in the heart of the semi-rural Vale of Glamorgan village of St Athan, this charming semi-detached barn conversion offers a rare opportunity to enjoy country living with character and convenience. This delightful home welcomes you into a cosy living room with a working eco friendly log burner, perfect for colder evenings, and is finished with beautiful African slate flooring. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor spaces.

Adjacent to the living area is a characterful kitchen designed in keeping with the cottage's rustic style. It features a Belfast sink, single oven, gas hob, and dual-aspect windows allowing natural light to fill the space throughout the day. Upstairs, the property comprises two well-proportioned double bedrooms—both with fitted wardrobes—and a third single bedroom, ideally suited as a nursery or a home office.

### Situation

The village of St Athan is situated to the south western side of the Vale of Glamorgan and includes a village shop and post office, doctors surgery and chemist plus a primary school which is a feeder to Llantwit Major Comprehensive School. The nearby market town of Cowbridge and coastal town of Llantwit Major offer a comprehensive range of shops, restaurants and other amenities and are within convenient travelling distance. The Heritage Coast lies to the south west, with its beautiful cliff top walks and mixture of sandy and stony beaches.

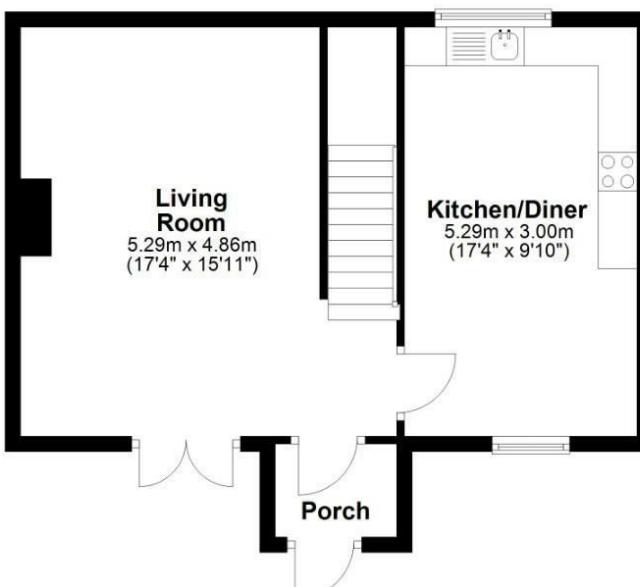


## Garden & Grounds

The property enjoys a picturesque and thoughtfully landscaped front garden. Mature apple trees and raspberry bushes add charm and seasonal colour, while a neatly sized lawn and a well-placed decking area offer perfect spots for relaxation or entertaining. In addition to the garden, the property benefits from three allocated parking spaces and a useful storage shed, ensuring practicality matches the property's character.

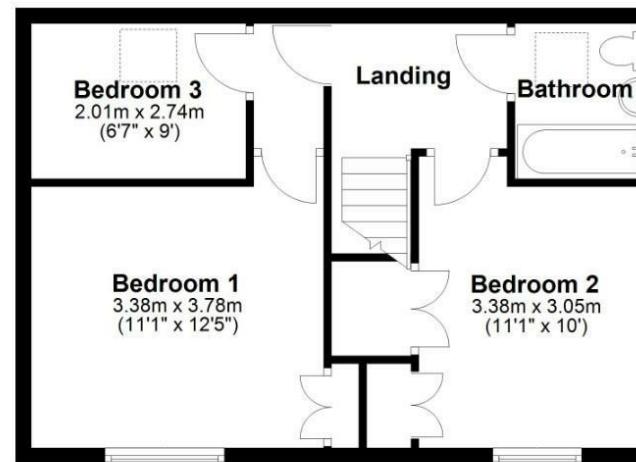
### Ground Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



### First Floor

Approx. 44.2 sq. metres (475.5 sq. feet)



Total area: approx. 88.3 sq. metres (950.9 sq. feet)

## Additional Information

Freehold. All mains connected. 2 year old boiler with warranty. Council Tax Band D.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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