



94 Ffordd Y Spitfire, St Athan,  
Vale Of Glamorgan, CF62 4HN

Watts  
& Morgan



94 Ffordd Y Spitfire, St Athan,

Vale Of Glamorgan, CF62 4HN

**Offers Over £300,000 Freehold**

4 Bedrooms | 2 Bathrooms | Open-Plan Living  
Detached Garage

A four bedroom townhouse offering superb family accommodation.

A Barratts 'Kingsville' design, built in 2022 nestled within the popular new 'Parc Fferm Wen' development in St Athan.

This versatile accommodation is set over three floors, offering much flexibility.

Accommodation over 1,000 sq ft to include; hallway with WC, open-plan living and utility/study. First floor with two double bedrooms (or lounge), one en-suite. Third floor with two double bedrooms and a family bathroom.

Recently landscaped garden with paving area, private driveway parking for two cars and a detached garage.

10-year NHBC warranty (2022). EPC Rating B.

#### Directions

Cowbridge Town Centre – 4.3miles

Cardiff City Centre – 17.5 miles

M4 Motorway – 11.5 miles



Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk



## Summary of Accommodation

### ABOUT THE PROPERTY

A Barratts 'Kingsville' design, built in 2022 nestled within the popular, new 'Parc Fferm Wen' development in St Athan. With plenty of play areas on site, and close links to Llantwit Major, Cowbridge, and Cardiff.

This versatile accommodation is set over three floors, offering much flexibility to utilise rooms as bedrooms or reception rooms depending on preference.

The current owners have re-organised the 'as built' layout to include a utility room, landscaped the garden and added luxury 'Amtico LVT' flooring to the main open plan living space.

To the ground floor, the entrance hallway provides a useful storage cloaks cupboard housing the gas-boiler, a 2-piece WC and a staircase leads to the first floor. The open plan living space spans the width of the property and has patio doors leading to the paved garden. This sociable family room has been fitted with LVT oak-effect flooring and leads seamlessly into the kitchen/dining area fitted with a range of wall and base units with complementary work surfaces. There is plumbing for two freestanding appliances, along with space for a tall fridge/freezer. Additionally there is a large understairs cupboard which provides useful storage. Located off the hallway is the utility room / study. This room was initially built as a single bedroom/study but has now had the benefit of plumbing added with space for a washing machine and tumble dryer, additional sink unit and LVT flooring.

To the first floor, there are two generous double bedrooms. The room to the front was initially built as a lounge, but the current owners are utilising as a double bedroom proving the flexibility of this townhouse. Bedroom one has its own en-suite shower room fitted with a contemporary suite.

To the second floor, there are two double bedrooms which share use of the central bathroom. Both have elevated views over the development and further afield over farmland.



## GARDENS AND GROUNDS

94 Ffordd Y Spitfire is neatly positioned within this popular Barratts development, with private driveway parking for two cars leading to a detached single garage. The garage has full power supply, lighting and an up-and-over door.

A timber gate provides access to the recently landscaped, low maintenance garden with paving and shingle area to enjoy the morning through to early evening sun. This 'L-shaped' garden provides ample space for a timber storage shed, and is fully enclosed, accessed directly from the open-plan living space.

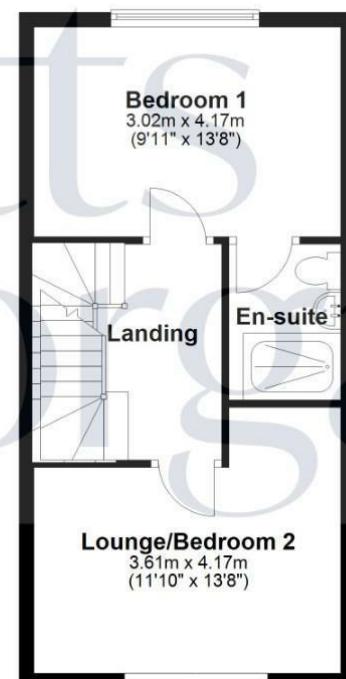
### Ground Floor

Approx. 56.7 sq. metres (610.2 sq. feet)



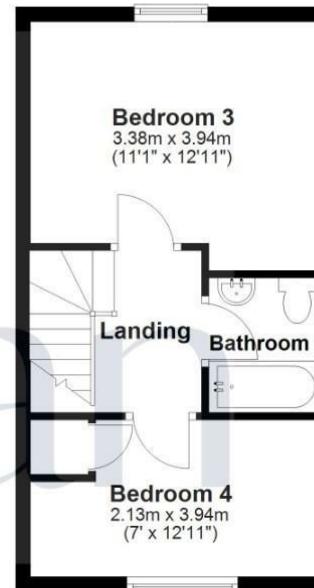
### First Floor

Approx. 37.4 sq. metres (402.2 sq. feet)



### Second Floor

Approx. 29.6 sq. metres (318.5 sq. feet)



Total area: approx. 123.6 sq. metres (1330.9 sq. feet)

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.

## ADDITIONAL INFORMATION

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

Communal grounds maintenance charge p/a £210 approx.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



Scan to view property



**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**

T 020 7467 5330

E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

Follow us on



**Watts  
&Morgan**