



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

Watts
& Morgan



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£475,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

This impressive 4-bedroom detached home at 28 Rhodfa'r Hurricane, St Athan, offers the perfect combination of contemporary design, spacious living, and a private, tranquil setting. With a stylish open-plan kitchen/diner, a beautifully landscaped garden, and excellent parking and storage options, this property is ideal for modern family living. Enjoy stunning countryside views to the front and a private rear garden, all in a desirable location with easy access to local amenities.

Don't miss the chance to make this wonderful property your new family home



Directions

Cowbridge Town Centre – 5.1 miles

Cardiff City Centre – 19.0 miles

M4 Motorway Culverhouse Cross – 12.0 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

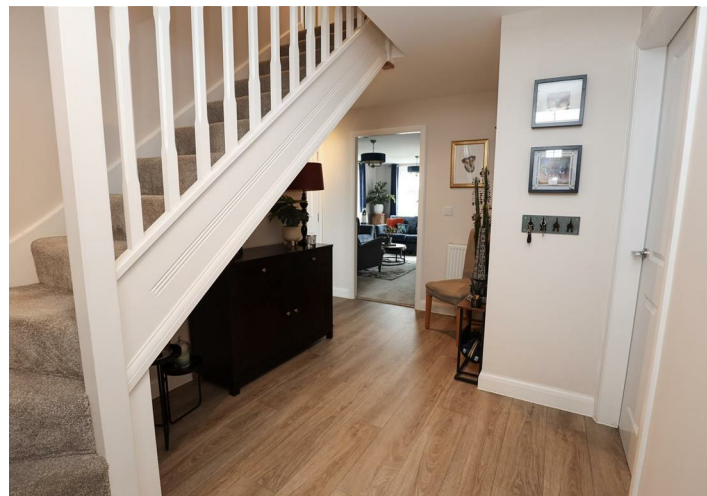
About the Property

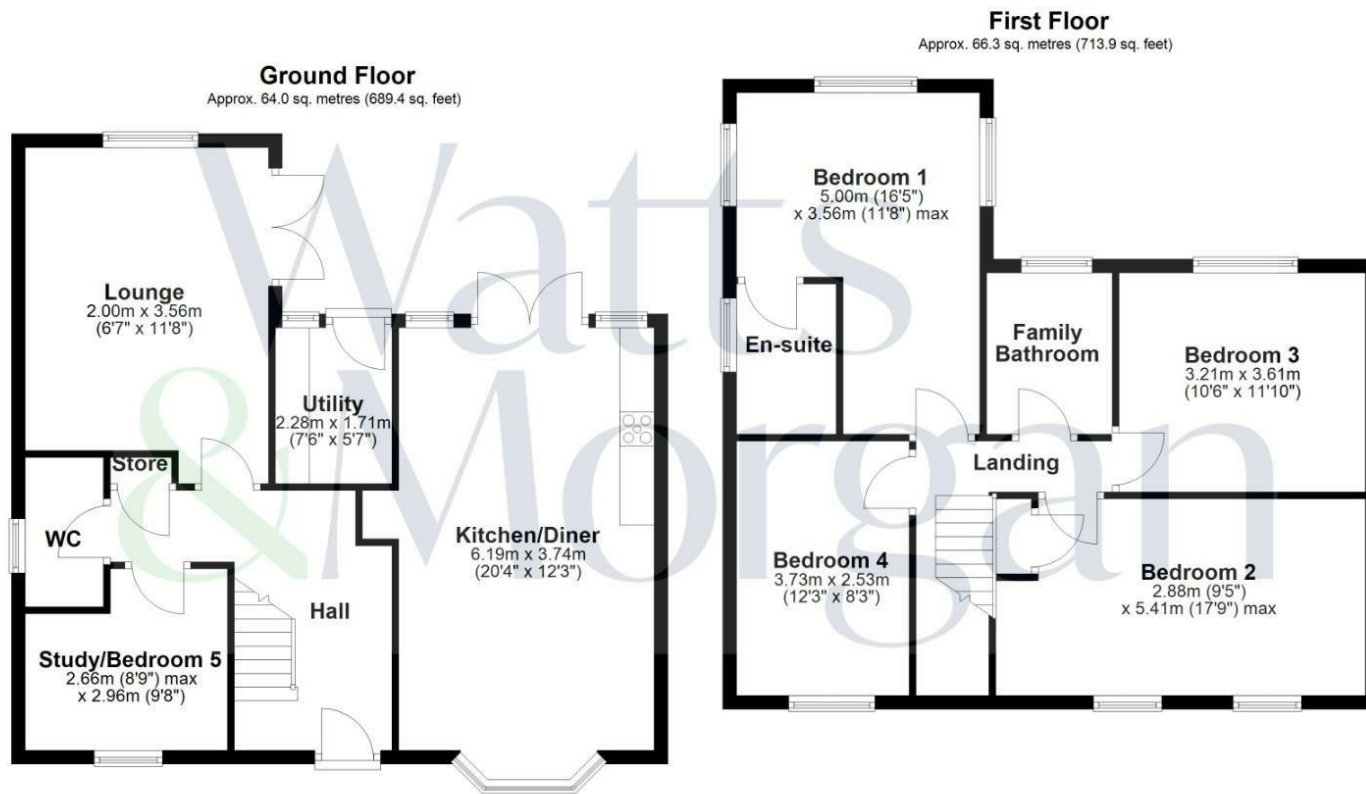
Welcome to 28 Rhodfa'r Hurricane, a large 4-bedroom detached home situated on a modern new-build estate in the charming village of St Athan, Vale of Glamorgan. This exceptional property offers spacious and stylish living, perfect for family life and those seeking both comfort and convenience.

Upon entering, you are greeted by a welcoming hallway. To the right, the open-plan kitchen and dining area offers a contemporary and functional space for cooking and entertaining. The kitchen is fully equipped with high-quality AEG built-in appliances, including a single oven, microwave, gas hob, and integrated fridge-freezer. The off-white cupboard doors and wood-effect worktops, fitted by Sigma 3 Kitchens, create a bright and inviting atmosphere. The built-in dishwasher adds extra convenience, and a separate utility room with access to the rear garden provides space for a washing machine and tumble dryer.

The living room is beautifully decorated and features French doors that open out onto the rear garden, offering a seamless transition between indoor and outdoor spaces. The ground floor also includes a convenient downstairs WC and a versatile room, perfect for a study, a 5th bedroom, or a playroom to suit your needs.

Upstairs, there are four spacious bedrooms, with the master featuring an en suite shower room for added comfort and privacy. The family bathroom is fitted with a modern three-piece suite and shower, ensuring convenience for all members of the household.





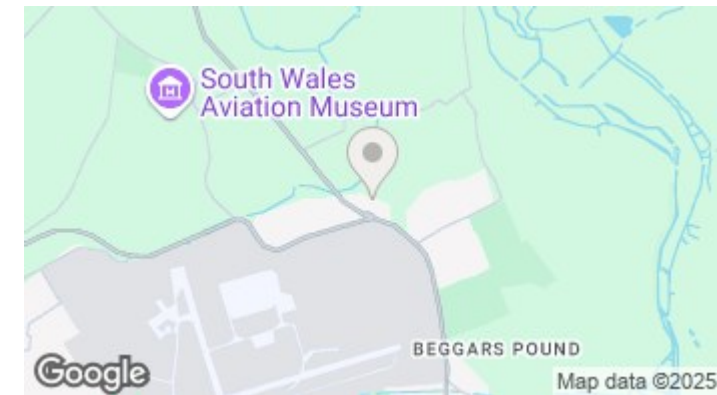
Garden & Grounds

The rear garden is exceptionally private, surrounded by a brick wall to provide seclusion and security. The large lawned area offers plenty of room for outdoor activities, whether you're entertaining or simply enjoying the peaceful surroundings. The front of the property enjoys stunning countryside views, adding to the sense of space and tranquillity.

To the side of the property, you'll find a separate garage and a driveway offering ample parking and storage space, making this home perfect for families with multiple vehicles.

Additional Information

Freehold. All Mains Connected. Council Tax Band F.



| 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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