



6 Rectory Drive  
St. Athan, Vale of Glamorgan, CF62 4PD

Watts  
& Morgan







## 6 Rectory Drive

St. Athan, Vale of Glamorgan, CF62 4PD

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**Guide price: £375,000 Freehold**

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A handsome modern home with stone frontage and enjoying a sheltered south facing garden to the rear. The move-in ready accommodation includes: family lounge to the front of the house; much more spacious kitchen/living/dining space with bi-fold doors opening out to the south facing patio and rear garden. Principal bedroom with en suite shower room, second double bedroom and third bedroom currently used as a dressing room (wardrobes to remain if required). Contemporary bathroom with shower over bath. Two parking spaces to the front ; enclosed south facing garden to rear with lawn and patio.

EPC rating: B83

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### Directions

Llantwit Major Town Centre – 3.9 miles

Cardiff City Centre – 14.7 miles

M4 J35 – 12.6 miles

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## Summary of Accommodation

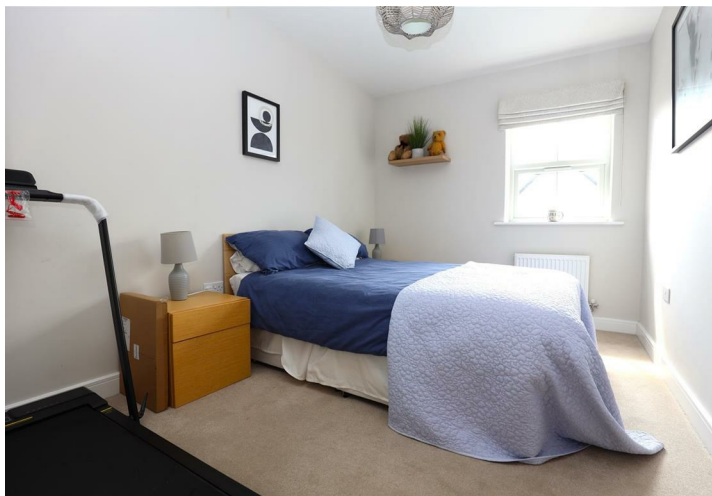
### About the property

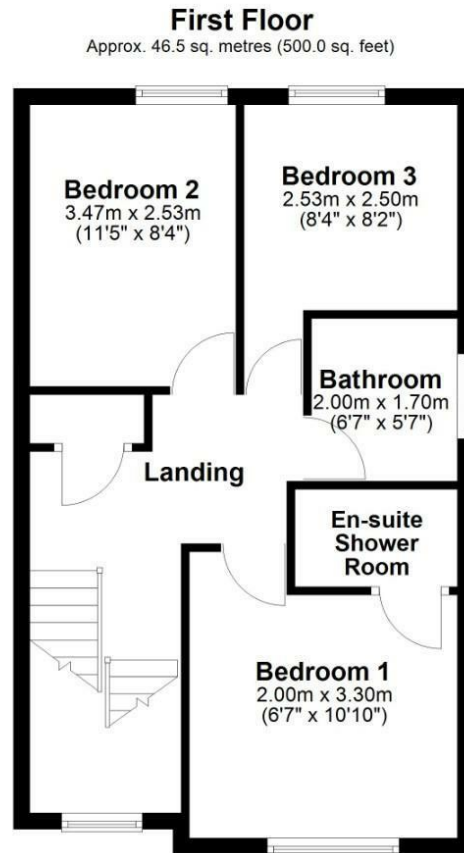
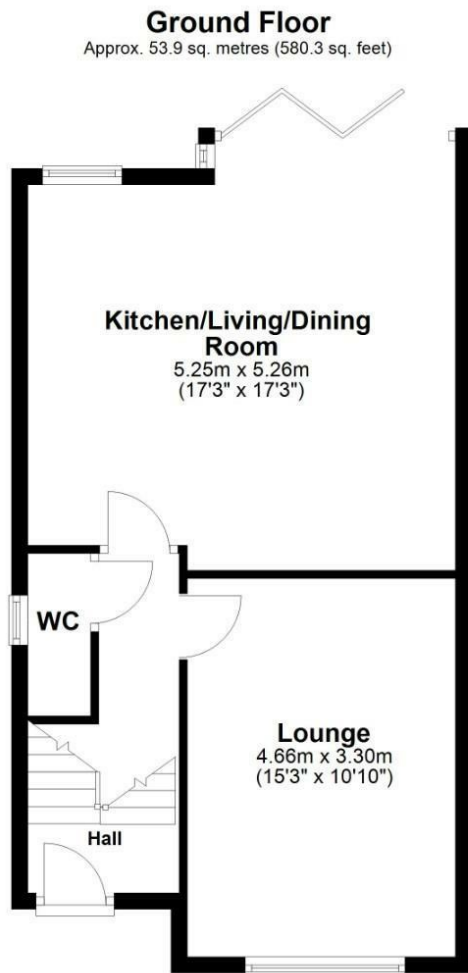
6 Rectory Drive is a handsome, stone fronted house, built about 5 years ago to remain in keeping with the neighbouring period property, Tathan Hall. Being of modern construction, it is an energy efficient property and has considerable character with all the modern conveniences required. From a covered entrance porch, a doorway leads into the hallway from which stairs run up to the first floor bedrooms and 3 steps lead down to the ground floor living space. A cloakroom/WC is positioned neatly off the hallway. A lounge overlooks the front of the property towards Rectory Drive. while, to the rear of the property and running the width of the house, is a superb kitchen/living/dining space – the ideal family room. It includes a distinct kitchen area, a living space and a square bay with bi-fold doors opening out to – and looking over – the rear garden. Kitchen area itself includes a good range of units with appliances to remain where fitted including: oven, hob, fully integrated fridge, freezer, dishwasher and washing machine.

To the first floor a galleried landing area is flooded with natural light and has doors leading to all 3 bedrooms, to the family bathroom and a store cupboard containing a 'Worcester' combi boiler. The largest bedroom looks to the front elevation and has its own contemporary en suite shower room. The second double bedroom overlooks the rear garden and the third good sized single bedroom looks to the same and is currently fitted with a range of wardrobes which can remain for its use as a dressing room which can remain if required. The modern family bathroom includes a shower over the

### Additional information

Freehold. All mains services connect to the property. Gas fired combi central heating. Council tax: Band E.





Total area: approx. 100.4 sq. metres (1080.3 sq. feet)

## Garden & Grounds

Fronting the property, there are 2 paved parking spaces accessed via a drop-down kerb from Rectory Drive. A flagstone path leads to the front entrance doorway. To the rear of the property is a south facing garden, accessed via the bi-fold doors from the kitchen-living-dining space. This area is enclosed by fencing and includes a sizeable flagstone-paved patio leading onto an area of lawn edged, in part, by flower and shrub beds. There is a pedestrian walkway from a side gate through to Rectory Drive, this path shared with residents of Balfour Mews.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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