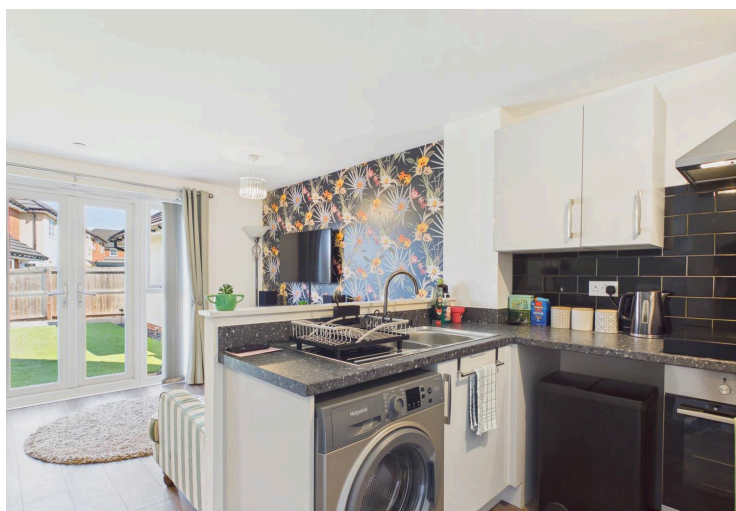
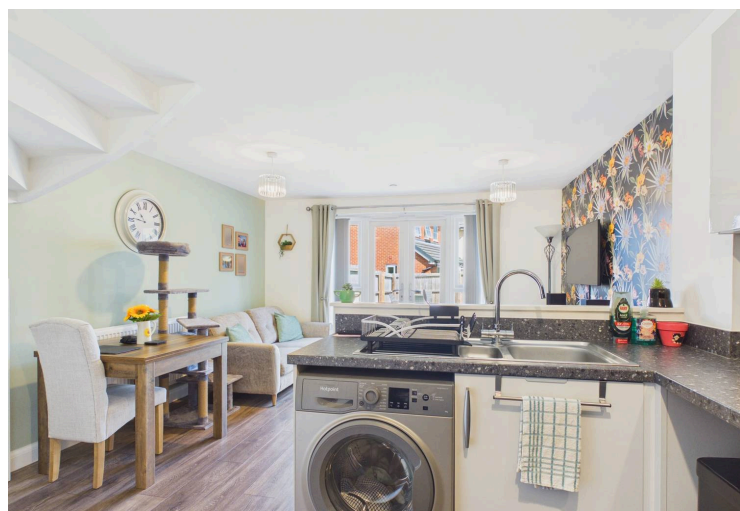




25 Ffordd Y Spitfire, St. Athan

£290,000 Freehold

SEMI DETACHED FAMILY HOME. • BARRATTS NEW BUILD TOWN HOUSE. • 4 BEDROOMS. EN-SUITE. • EPC B85. CLOAKROOM/WC. • IMPRESSIVE DETACHED GARAGE. • STUDY/4TH BEDROOM. • FLEXIBLE LIVING SPACE. • VIEWINGS RECOMMENDED.



blackbear



AN IMPRSSIVE DETACHED GARAGE AND FLEXIBLE LIVING SPACE with this semi detached Barratts new build family home. Viewings are highly recommended to fully appreciate the accommodation on three floors and and garage which could easily be converted to a study/games room/gym - subject to the usual consents. To the ground floor the property briefly comprises; entrance hallway, study or bedroom 4, cloakroom/WC and kitchen/diner with French doors to the rear garden. The first floor comprises; hallway, sitting room and master bedroom with en-suite. To the second floor are two further bedrooms and a family bathroom. 25 Ffordd Y Spitfire enjoys gas central heating, driveway for two cars, and UPVC windows and doors. Please note there is potentially in the future a service charge used for the upkeep and maintenance of the development.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





GROUND FLOOR

Entrance Hallway

Cloakroom/WC

Low level WC. Wash hand basin. Radiator.

Study / Bedroom 4

8' 11" x 6' 1" (2.72m x 1.85m)

UPVC window to front. Radiator.

Kitchen/Diner

20' 3" x 13' 1" (6.17m x 3.99m)

UPVC French doors to rear. Radiator. Space for dining room table and chairs. Under stairs cupboard. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Integrated appliances and cooker and hob.



FIRST FLOOR

Landing

Doors to sitting room and master bedroom.

Sitting Room

10' 2" x 12' 11" (3.10m x 3.94m)

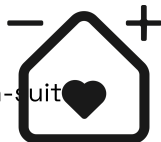
UPVC window to front. Radiator.

Master Bedroom

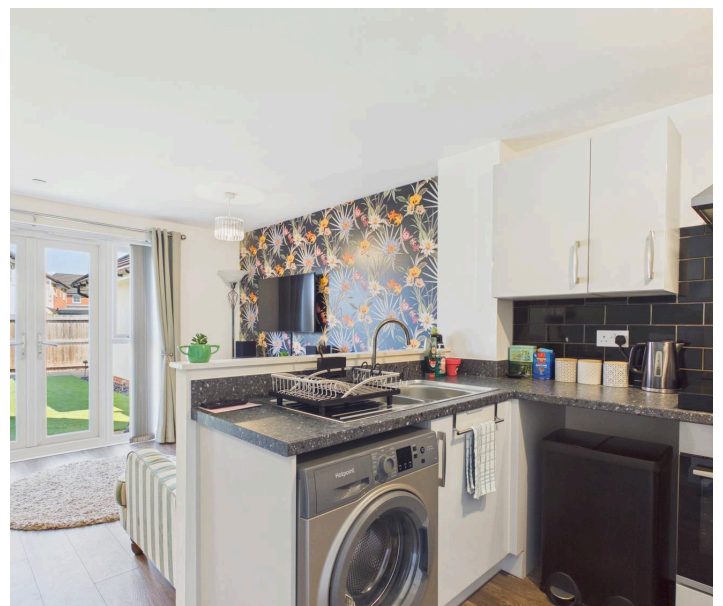
10' 2" x 12' 11" (3.10m x 3.94m)

UPVC window to rear. Radiator. Door to en-suite

7' 2" x 5' 1" (2.18m x 1.55m)



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Master Bedroom

10' 1" x 13' 1" (3.07m x 3.99m)

UPVC window to rear. Radiator. Door to en-suite.

En-suite

7' 2" x 5' 1" (2.18m x 1.55m)

Shower enclosure. Low level WC. Wash hand basin. Radiator.

SECOND FLOOR

Bedroom 2

10' 1" x 12' 8" (3.07m x 3.86m)

UPVC window to rear. Radiator.

Bedroom 3

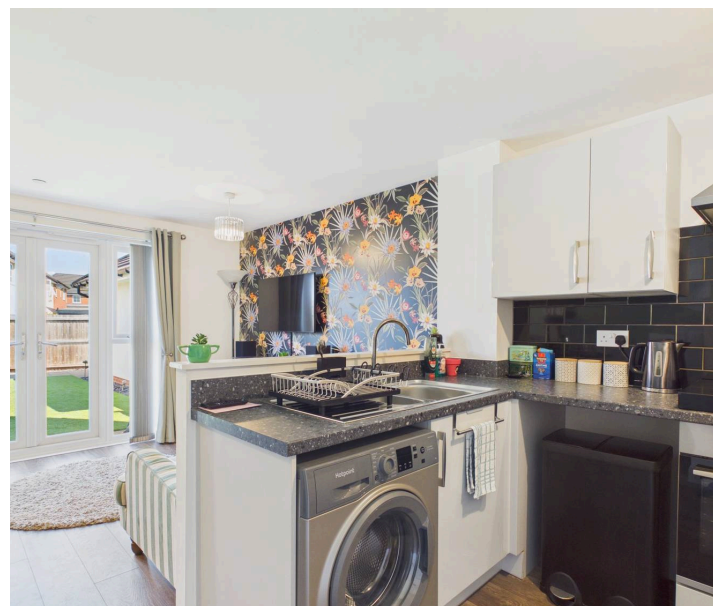
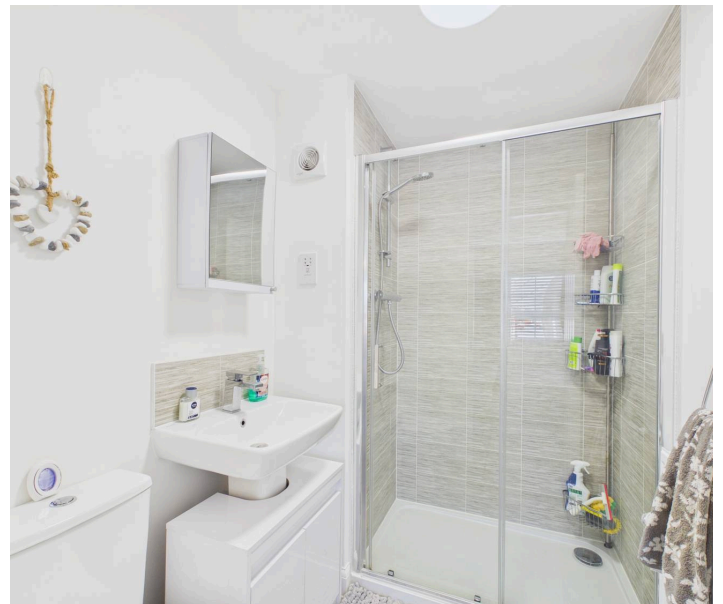
7' 3" x 12' 7" (2.21m x 3.84m)

UPVC window to front. Radiator.

Family Bathroom

6' 5" x 5' 7" (1.96m x 1.70m)

Panelled bath. Low level WC. Wash hand basin. Radiator.





Reduced headroom
4 m²
44 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

GARDEN

Rear Garden - low maintenance and enclosed with gate to side.



